



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** 2015-193

**DATE:** October 15, 2015

January 19, 2017 – Amended

February 23, 2017 – Amended

**ADDRESS OF PROPERTY:** 1623 South Mint Street

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908523

**OWNER(S):** Leo and Ashlyn Chavez

**APPLICANT:** Ashley Jimenez

**DETAILS OF APPROVED PROJECT:** The existing structure was constructed in 2007, prior to establishment of the Wilmore Historic District. The project is a two story addition toward the rear of the structure. Two shed dormers will be constructed on the left and right side with an expansion at the ground level to the rear. Exterior materials include cementitious siding and vinyl windows to match the existing house. Site work includes the removal of fencing, a tree, retaining wall and parking area in the rear yard. January 2017 revisions include the removal of a proposed shed and the addition of a fence to enclose the rear yard. The new fence will be wood, shadowbox-style and all framing members will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be stained. Other revisions include a new wood deck, gravel walkway, and roof over a portion of an existing deck attached to an existing accessory structure. Upon completion, the rear yard will retain 50% permeability as noted on the site plan. See attached plans, including site plan amended February 2017.

The project was approved by the HDC September 9, 2015.

- 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.

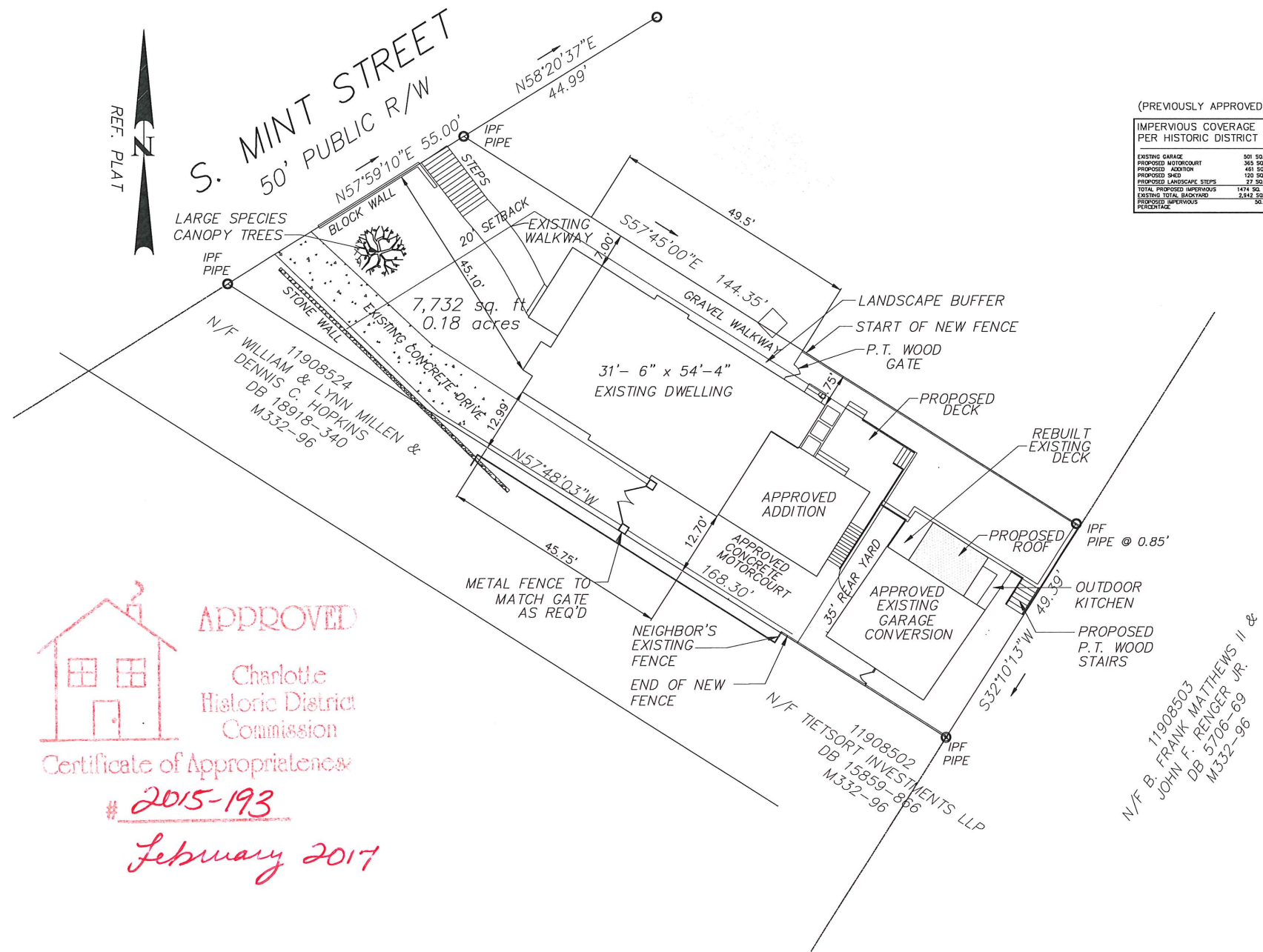
Chairman

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

Staff

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

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



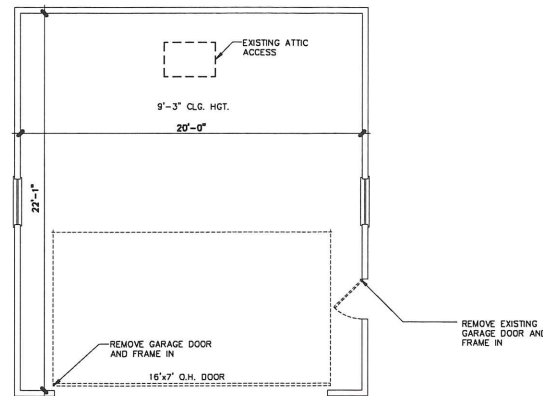
(PREVIOUSLY APPROVED)

IMPERVIOUS COVERAGE PER HISTORIC DISTRICT	
EXISTING GARAGE	501 SQ. FT.
PROPOSED MOTORCOURT	365 SQ. FT.
PROPOSED ADDITION	461 SQ. FT.
PROPOSED DECK	120 SQ. FT.
PROPOSED LANDSCAPE STEPS	87 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	1474 SQ. FT.
EXISTING TOTAL BACKYARD	2,842 SQ. FT.
PROPOSED IMPERVIOUS PERCENTAGE	50.1%

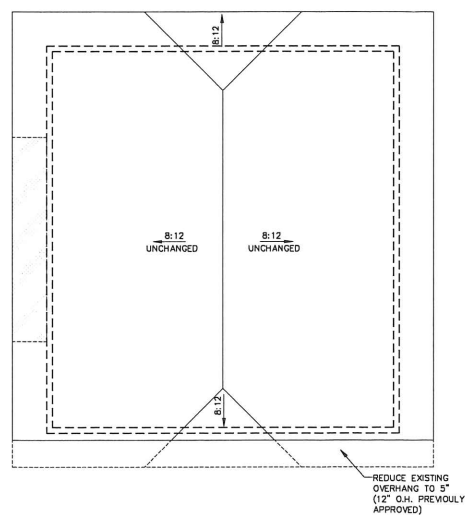
(CURRENT PROPOSED)

IMPERVIOUS COVERAGE PER HISTORIC DISTRICT	
EXISTING GARAGE	501 SQ. FT.
APPROVED MOTORCOURT	365 SQ. FT.
APPROVED ADDITION	461 SQ. FT.
PROPOSED ROOF EXTENSION & DECK	117 SQ. FT.
OUTDOOR KITCHEN COUNTER	27 SQ. FT.
TOTAL PROPOSED IMPERVIOUS	1471 SQ. FT.
EXISTING TOTAL BACKYARD	2,842 SQ. FT.
PROPOSED IMPERVIOUS PERCENTAGE	50.0%

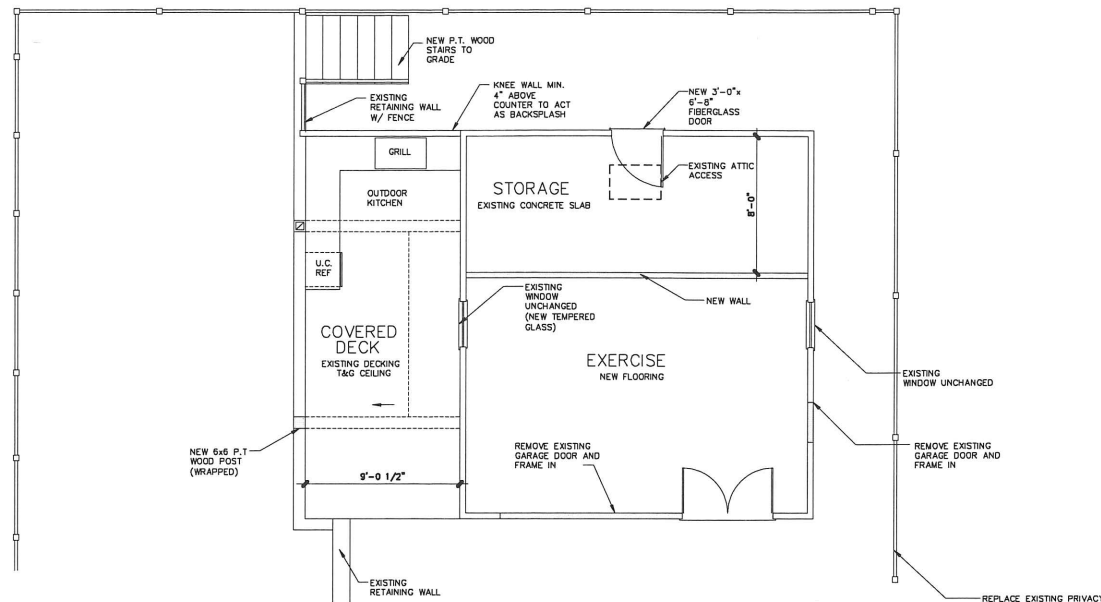
  
**APPROVED**  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
# 2015-193  
February 2017



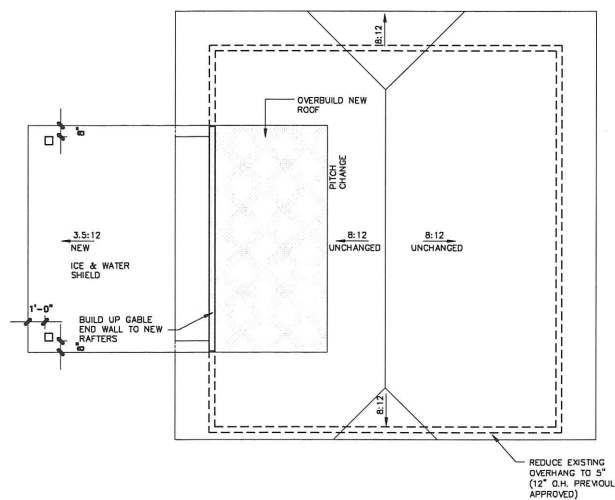
A EXISTING GARAGE FLOOR PLAN



C EXISTING GARAGE ROOF PLAN



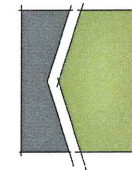
B PROPOSED MAIN LEVEL FLOOR PLAN



D PROPOSED ROOF PLAN



ashley j design  
custom homes and renovations



P.O. BOX 5423 CHARLOTTE, NC 28299  
WWW.ASHLEYJDESIGN.COM  
704-858-0631

SEAL:

PROJECT:  
CHAVEZ  
DETACHED  
GARAGE

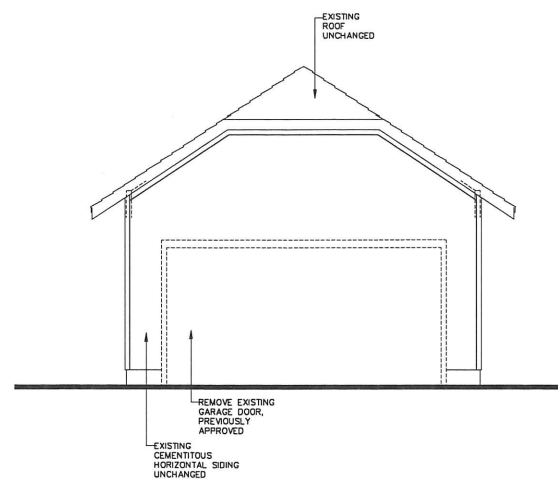
1/3/17	SUBMITTED TO HISTORIC DISTRICT
1/17/17	REVISED TO HISTORIC DISTRICT

DRAWING:  
EXISTING & PROPOSED  
PLANS

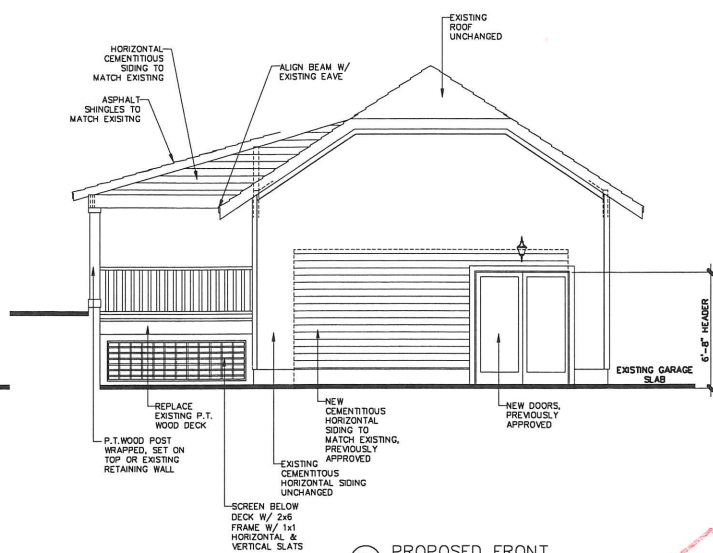
SCALE: 1/4" = 1'-0"

PAGE:  
A3

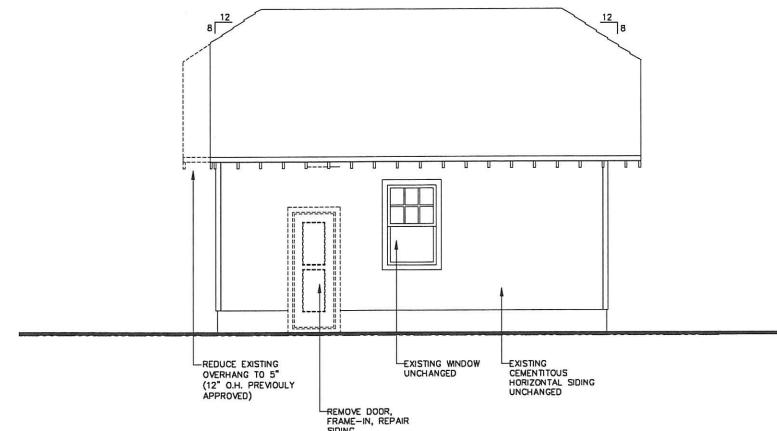




(A) EXISTING FRONT ELEVATION



(B) PROPOSED FRONT ELEVATION



(C) EXISTING RIGHT ELEVATION



(E) PROPOSED PRIVACY FENCE

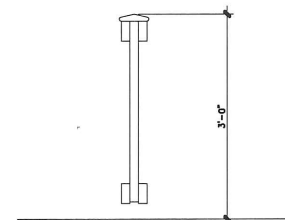
• 6" PRIVACY FENCE TO REPLACE EXISTING PRIVACY FENCE

NOTE:  
CONTRACTOR TO LOCATE P.T.  
POSTS TO INTERIOR OF FENCE  
PANELS. THIS ENSURES THAT  
SURROUNDING LOTS AND STREET  
SEE THE FENCE PANEL ONLY.

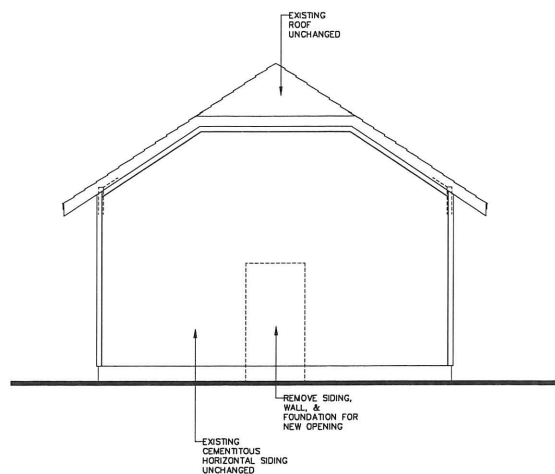


Certificate of Appropriateness

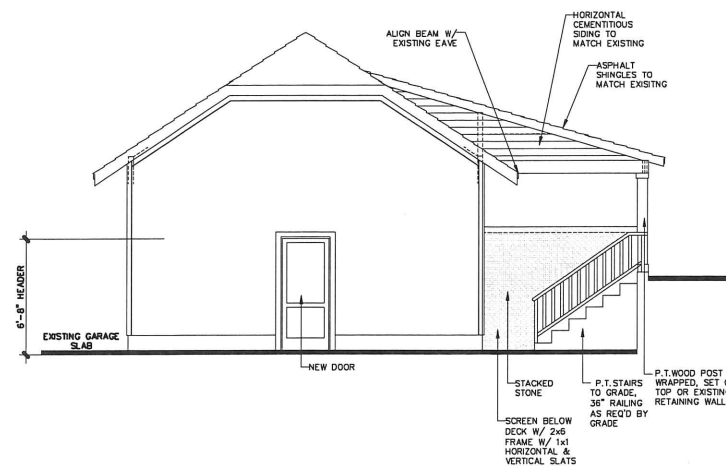
# 2015-193



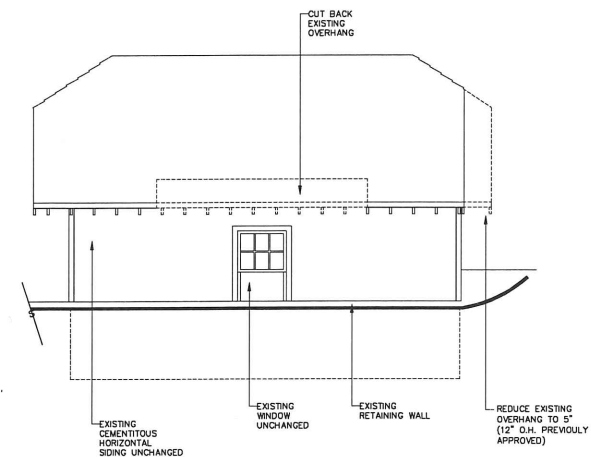
(F) RAILING DETAIL



(D) EXISTING REAR ELEVATION

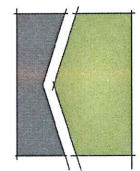


(E) PROPOSED REAR ELEVATION



(F) EXISTING LEFT ELEVATION

ashley j design  
custom homes and renovations



P.O. BOX 5423 CHARLOTTE, NC 28299  
WWW.ASHLEYJDESIGN.COM  
704-858-0631

SEAL:

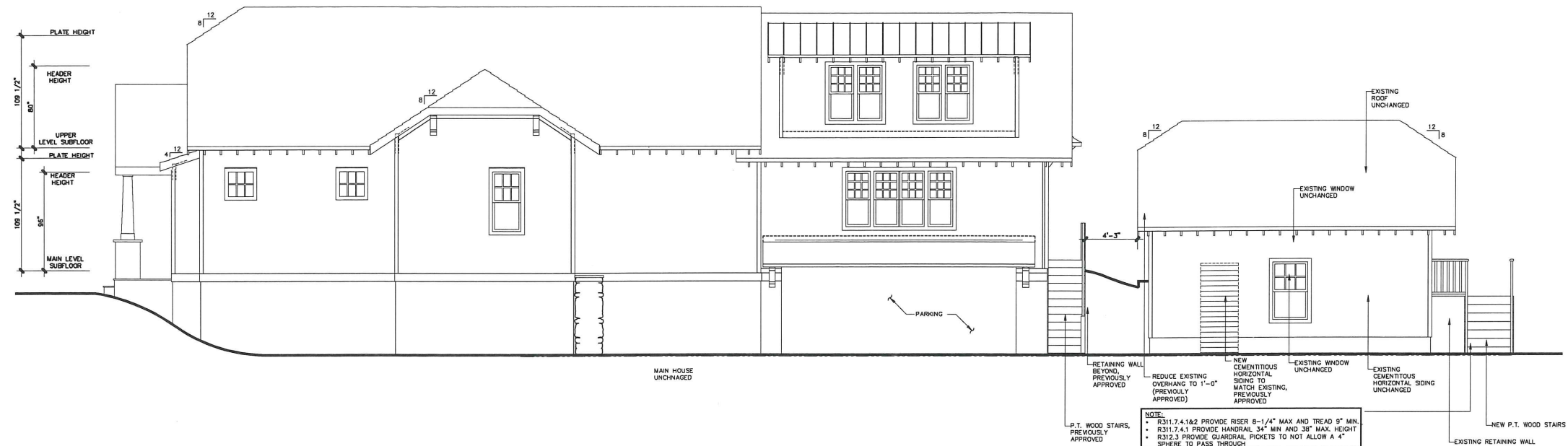
PROJECT:  
CHAVEZ  
DETACHED  
GARAGE

1/3/17	SUBMITTED TO HISTORIC DISTRICT
1/17/17	REVISED TO HISTORIC DISTRICT

DRAWING:  
EXISTING & PROPOSED  
ELEVATIONS

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

PAGE:  
A 4



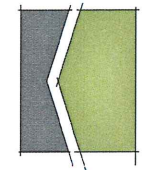
(A) PROPOSED RIGHT ELEVATION



(B) PROPOSED LEFT ELEVATION

APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
# 2015-193

ashley j design  
custom homes and renovations



P.O. BOX 5423 CHARLOTTE, NC 28299  
WWW.ASHLEYJDESIGN.COM  
704-888-0631

SEAL:

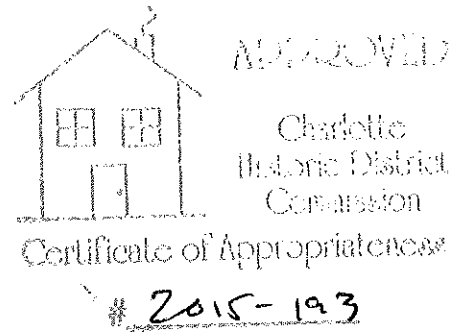
PROJECT:  
CHAVEZ  
DETACHED  
GARAGE

1/3/17	SUBMITTED TO HISTORIC DISTRICT
1/17/17	REVISED TO HISTORIC DISTRICT

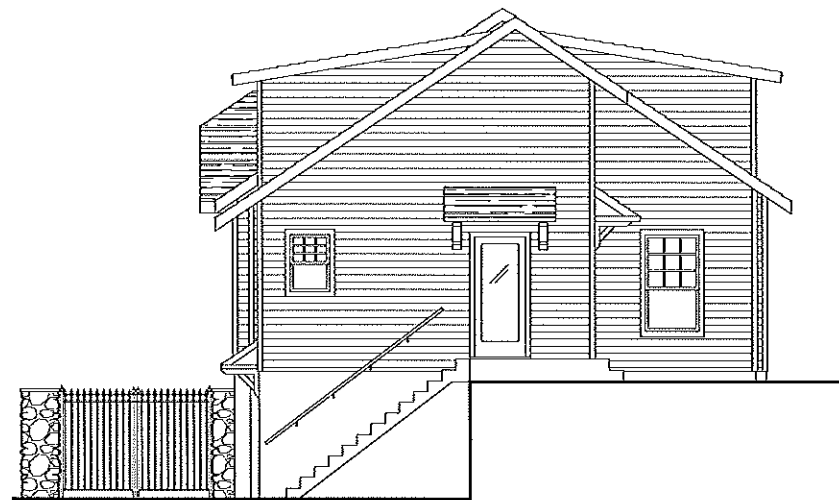
DRAWING:  
PROPOSED  
ELEVATIONS

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

PAGE:  
A5



# THE CHAVEZ RESIDENCE



DRAWING INDEX	
1	COVER
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	EXISTING FLOOR PLANS
5	EXISTING ELEVATIONS
6	PROPOSED LOWER, MAIN AND UPPER FLOORS
7	PROPOSED ROOF PLAN
8	PROPOSED REAR AND RIGHT ELEVATIONS
9	PROPOSED FRONT AND LEFT ELEVATIONS

BUILT BY:  
NORTH SOUTH RENOVATIONS



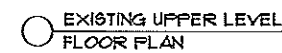
P.O. BOX 5423 CHARLOTTE, NC 28299  
WWW.ASHLEYJDESIGN.COM  
704-858-0631



Charlotte  
Historic District  
Commission



EXISTING SQUARE FOOTAGE	
EXISTING MAIN LEVEL HEATED	1400 SQFT.
EXISTING UPPER LEVEL HEATED	614 SQFT.
TOTAL EXISTING HEATED	2014 SQFT.
EXISTING FRONT PORCH	54 SQFT.
EXISTING DETACHED GARAGE	418 SQFT.
TOTAL EXISTING UNDERROOF	2432 SQFT.



P.O. BOX 5423 CHARLOTTE, NC 28223  
WWW.ASHLEYDESIGN.COM  
704-558-0031

PROJECT:  
CHAVEZ  
RESIDENCE

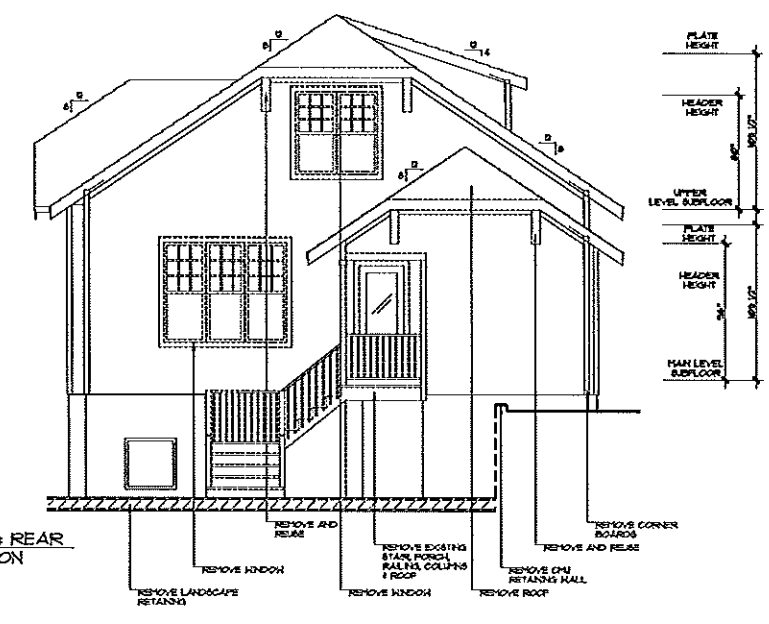
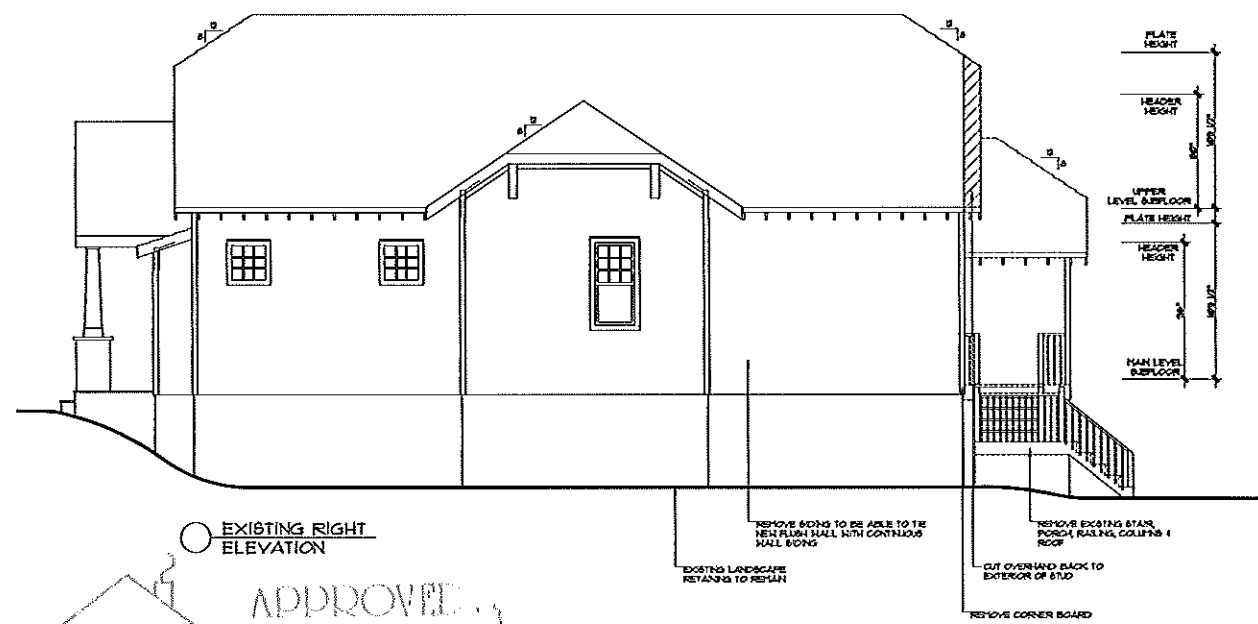
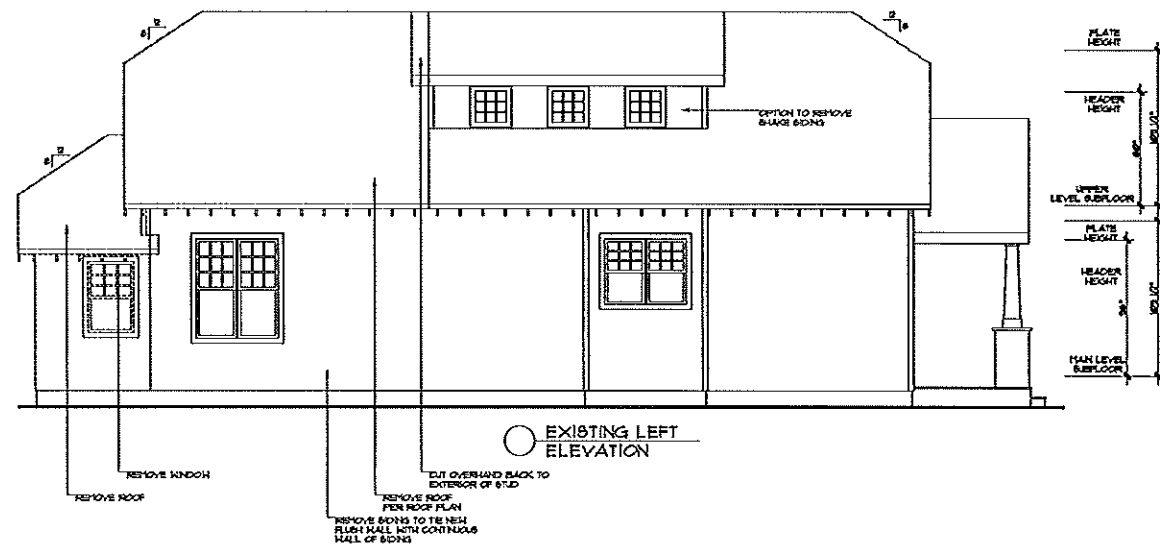
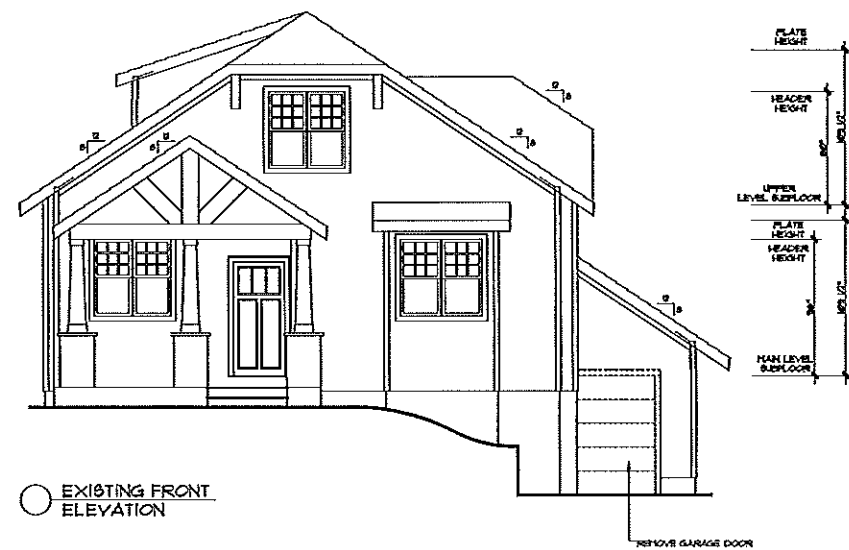
9/21/15	FLOORS & ELEVATIONS
---------	------------------------

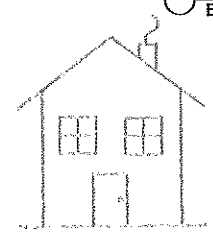
DRAWING:  
EXISTING  
FLOOR PLANS

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

PAGE:

4



  
 APPROVED  
 Charlotte  
 Historic District  
 Commission  
 Certificate of Appropriateness  
 # 2015-193

ashley j design  
 custom homes and renovations  


P.O. BOX 5425 CHARLOTTE, NC 28203  
 WWW.ASHLEYJDESIGN.COM  
 704-555-6651

SEAL:

PROJECT:  
CHAVEZ  
RESIDENCE

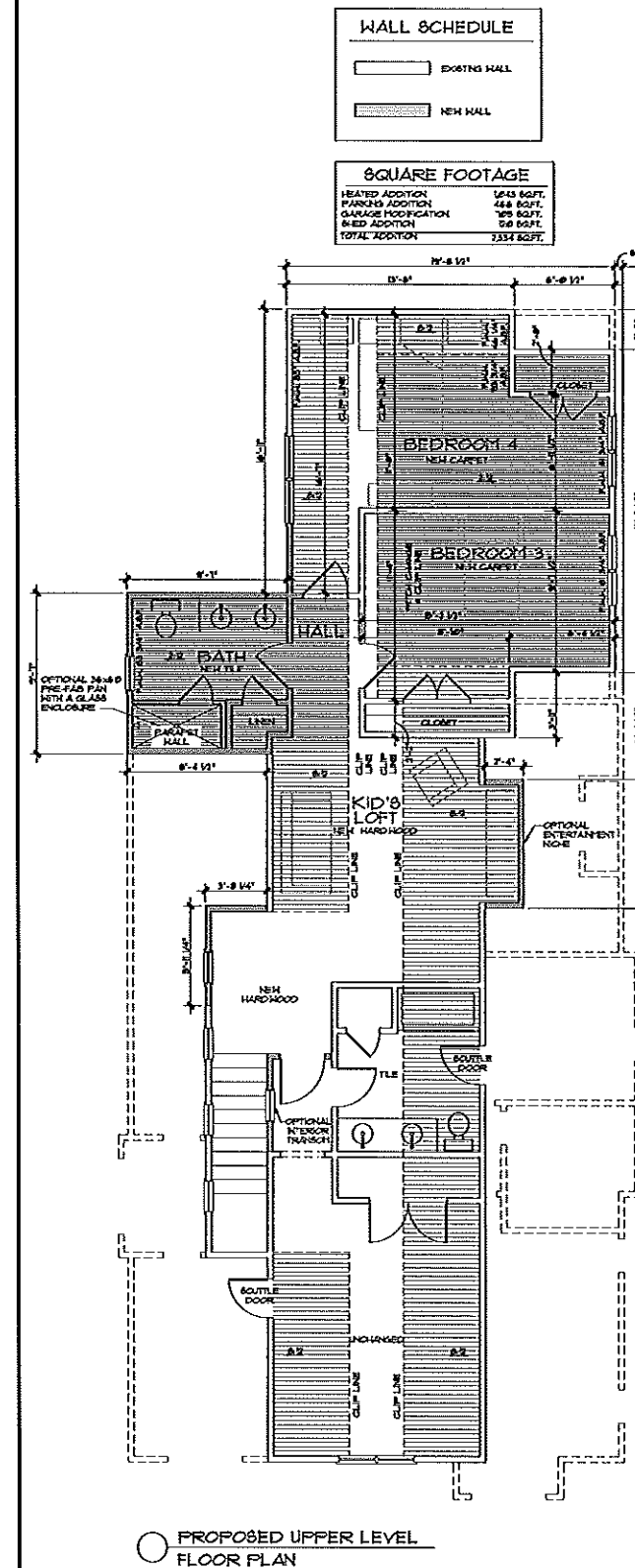
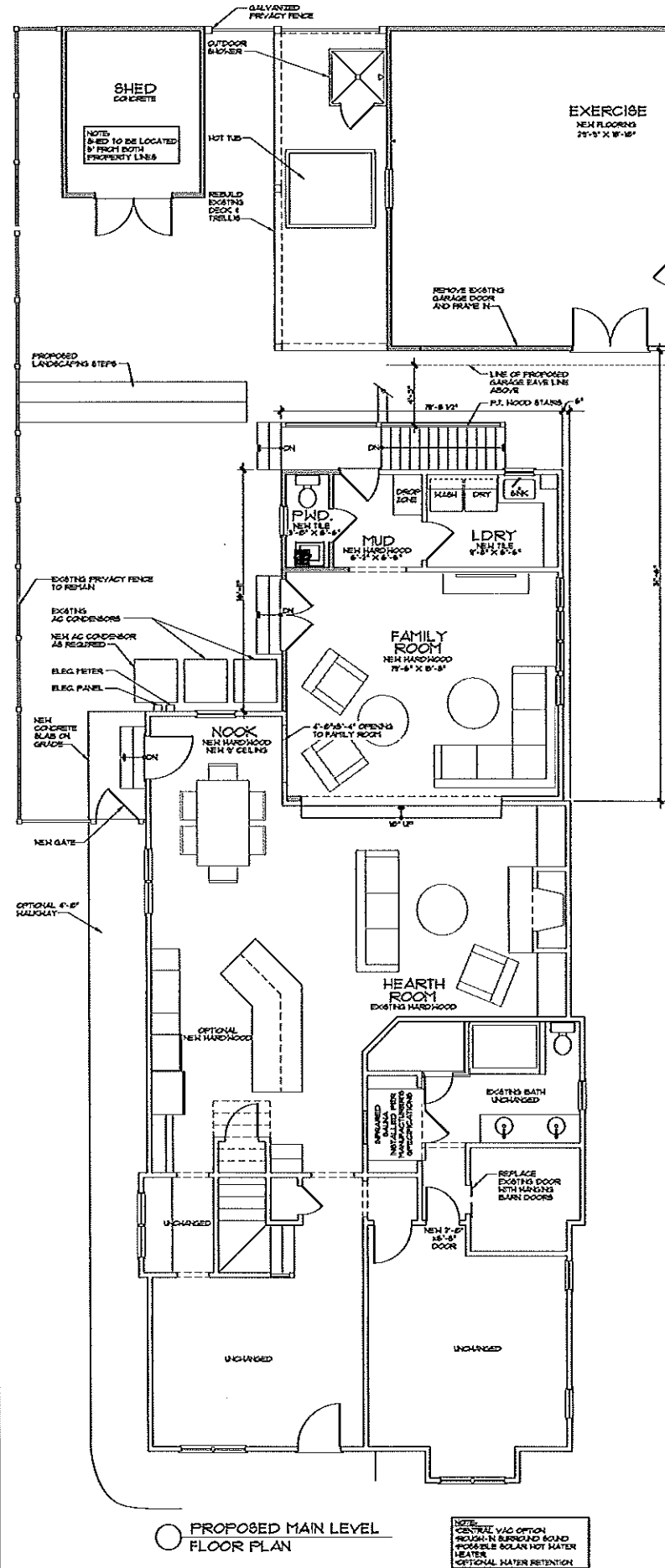
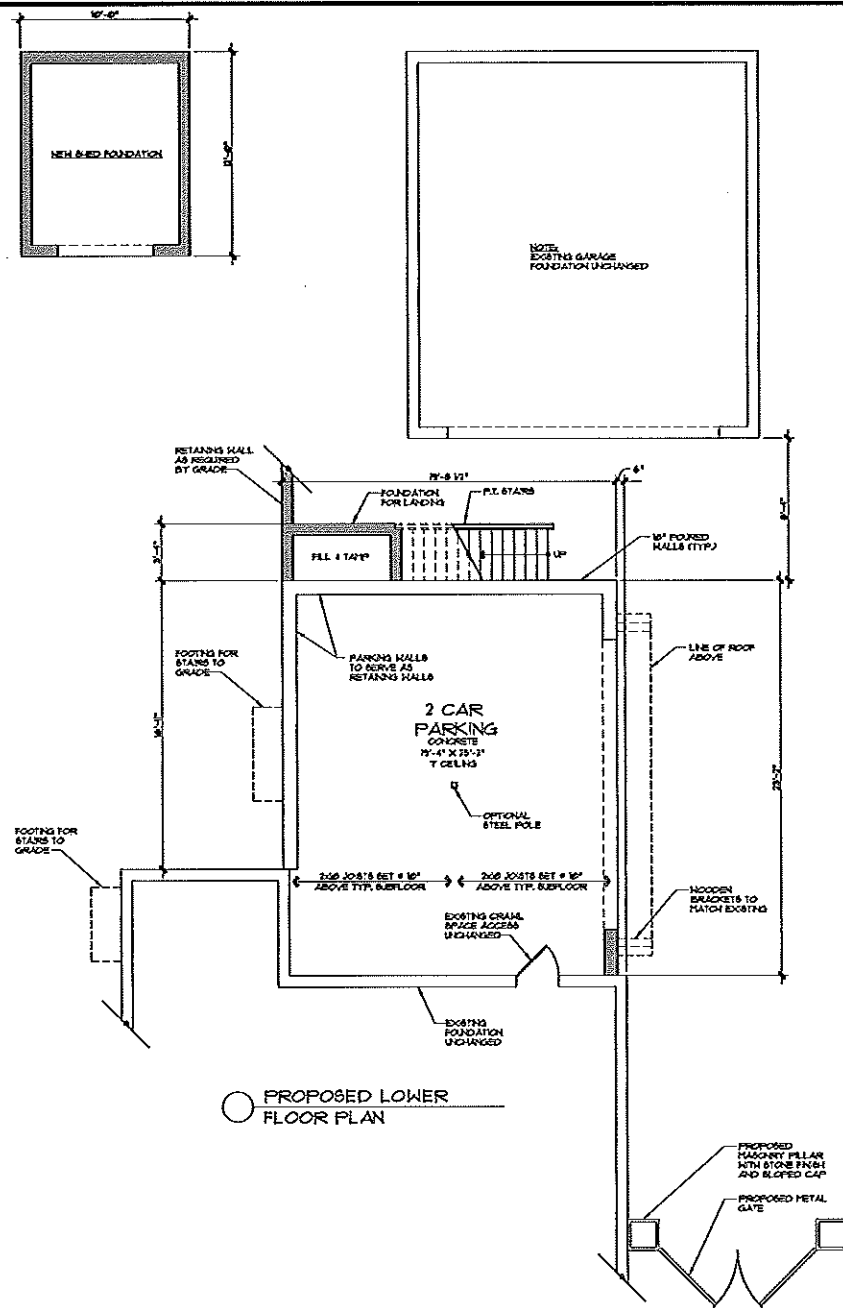
9/21/15	FLOORS & ELEVATIONS

DRAWING:  
EXISTING  
ELEVATIONS

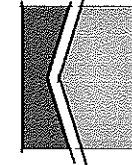
SCALE: 1/4" = 1'-0"

PAGE:  
5





ashley j design  
custom homes and renovations



P.O. BOX 9428 CHARLOTTE, NC 28209  
WWW.ASHLEYJDESIGN.COM  
704-253-0031

SEAL:

PROJECT:  
CHAVEZ  
RESIDENCE

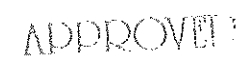
9/21/15 FLOORS & ELEVATIONS

DRAWING:  
PROPOSED LOWER, MAIN  
AND UPPER FLOORS

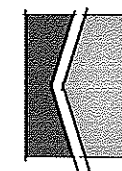
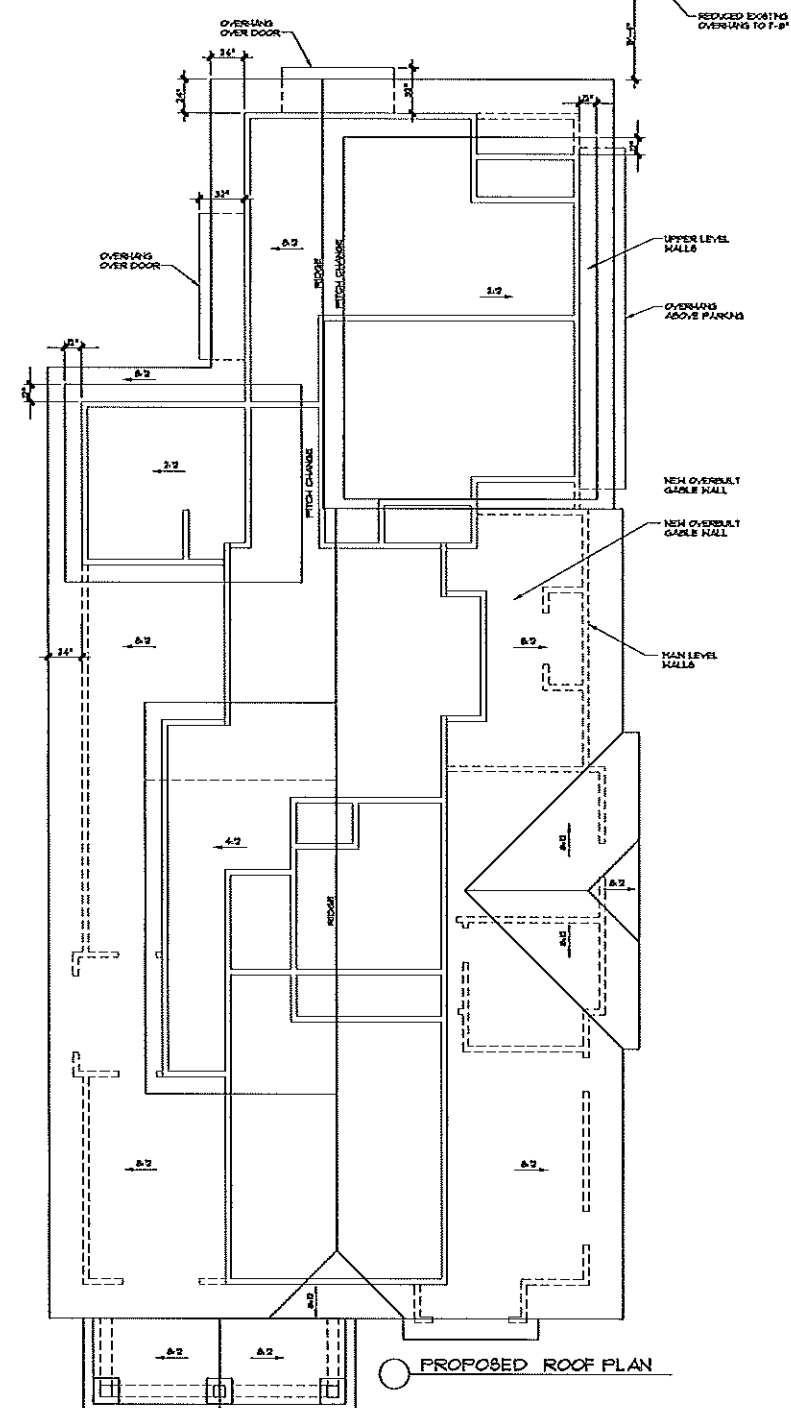
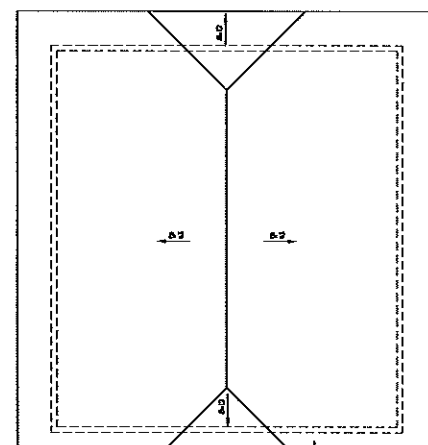
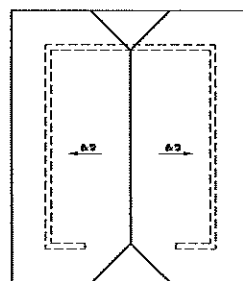
SCALE: 1/4" = 1'-0"

PAGE:

6



2015-193



ashley j design  
custom homes and renovations

P.O. BOX 5424 CHARLOTTE, NC 28229

SEAL:

PROJECT:  
CHAVEZ  
RESIDENCE

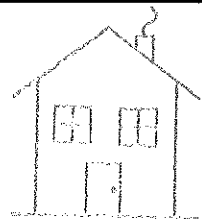
9/21/15	FLOORS & ELEVATIONS
---------	------------------------

DRAWING:  
PROPOSED ROOF PLAN

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

PAGE:

7



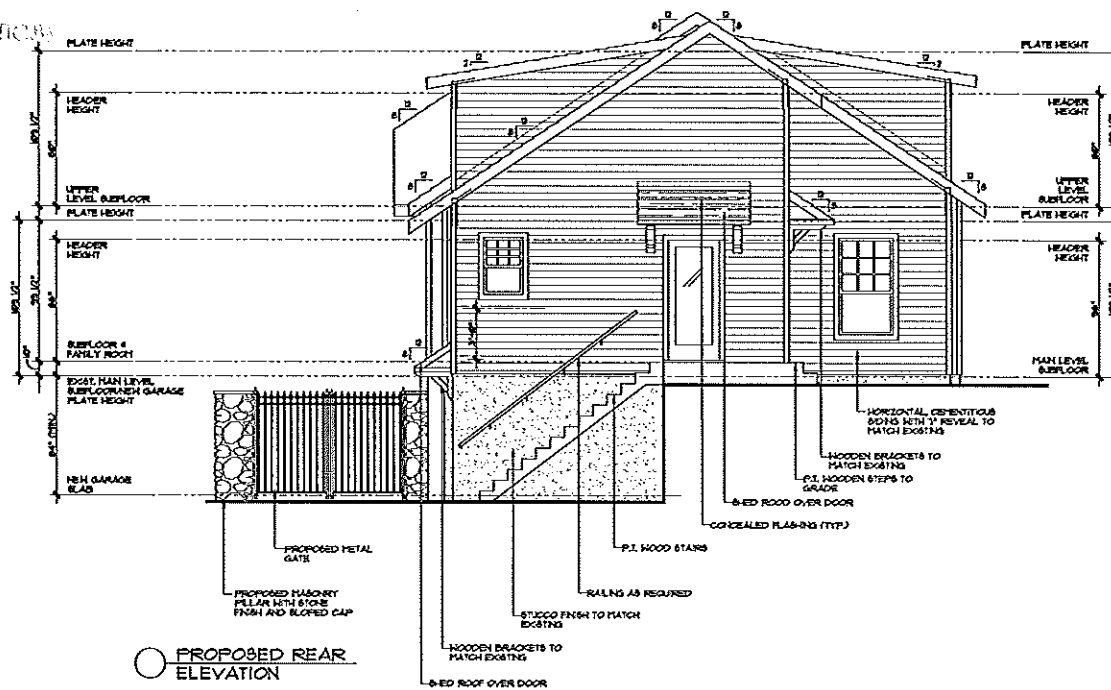
APPROVED

Charlotte  
Historic District  
Commission

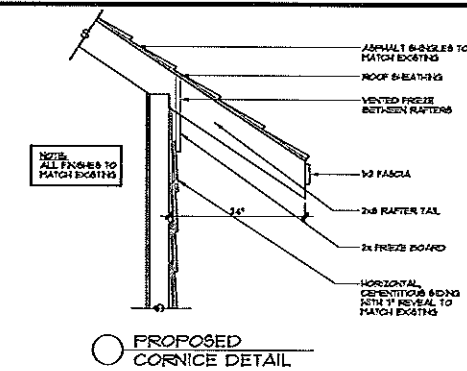
Certificate of Appropriateness

# 2015-193

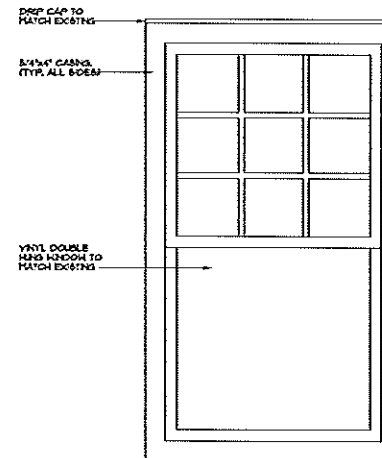
DATE: 10/15/15 BY: [Signature]



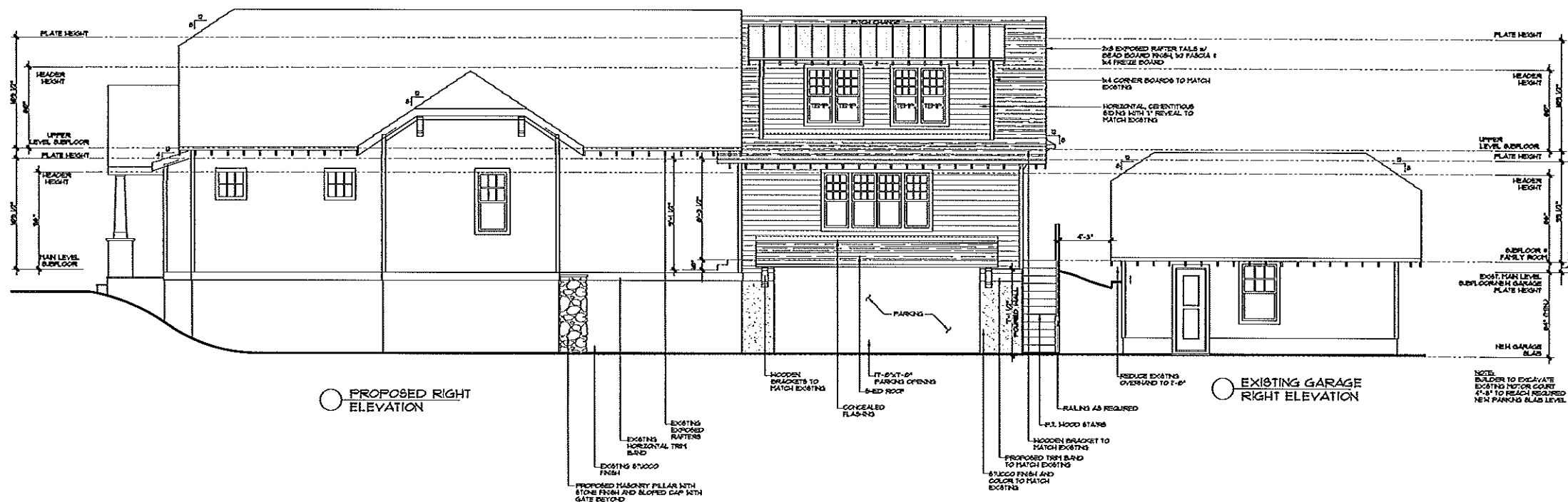
PROPOSED REAR ELEVATION



PROPOSED CORNICE DETAIL



PROPOSED WINDOW DETAIL



PROPOSED RIGHT ELEVATION

EXISTING GARAGE RIGHT ELEVATION

SEAL:

PROJECT:  
CHAVEZ  
RESIDENCE

9/21/15 FLOORS &  
ELEVATIONS

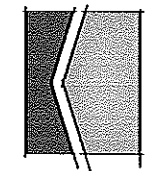
DRAWING:  
PROPOSED REAR &  
RIGHT ELEVATIONS

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

PAGE:

8

ashley j design  
custom homes and renovations



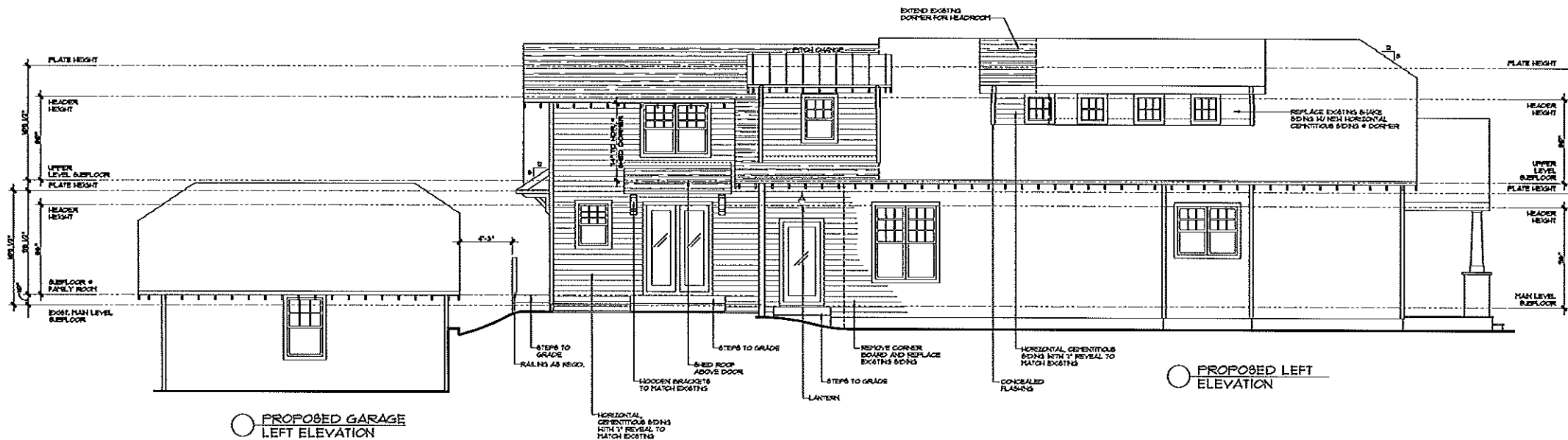
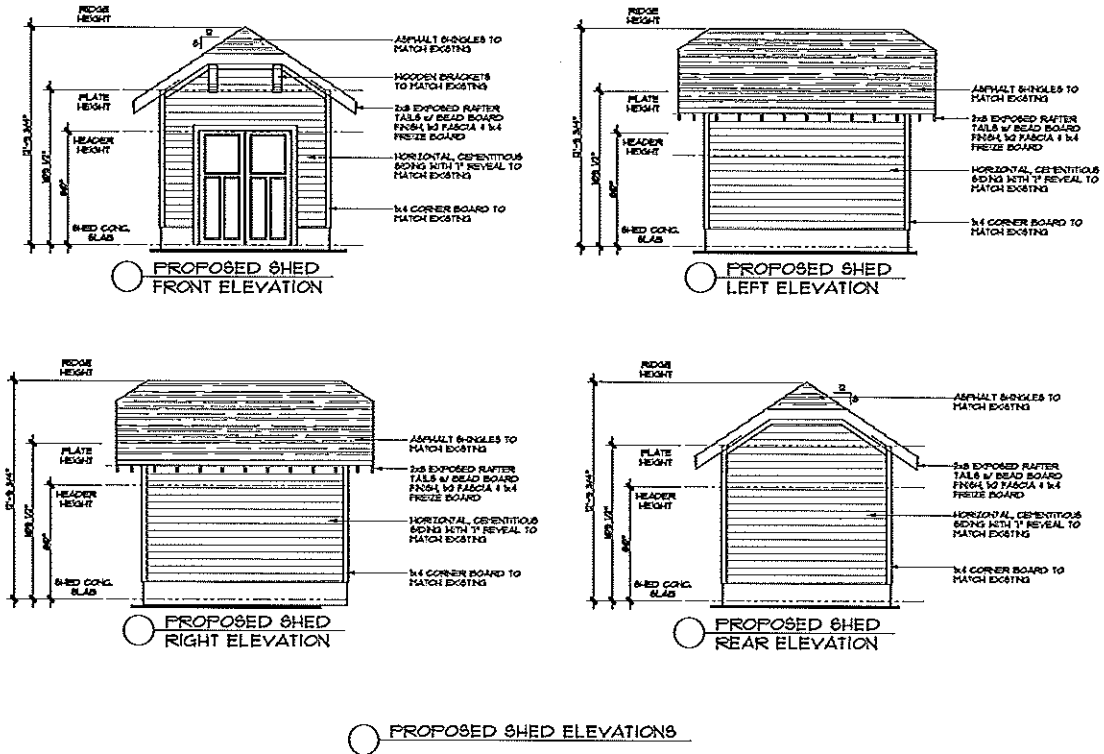
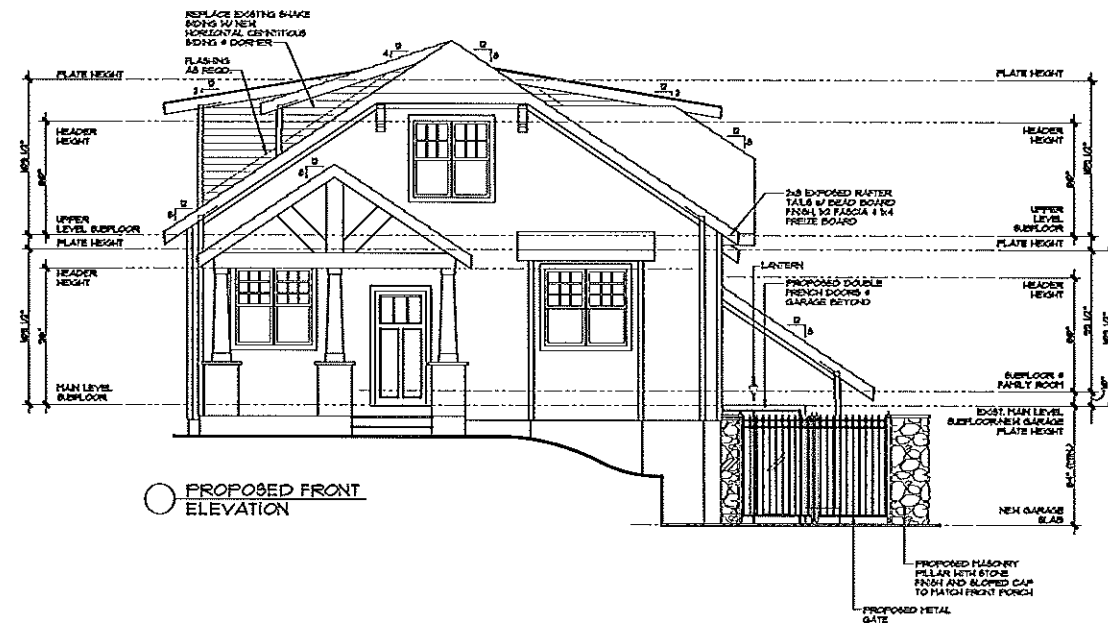
P.O. BOX 5423 CHARLOTTE, NC 28203  
WWW.ASHLEYJDESIGN.COM  
704-555-0068



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness



SEAL:

PROJECT:  
CHAVEZ  
RESIDENCE

9/21/15 FLOORS &  
ELEVATIONS

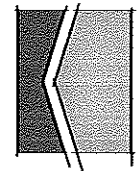
DRAWING:  
PROPOSED FRONT &  
LEFT ELEVATIONS

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

PAGE:

9

ashley j design  
custom homes and renovations



P.O. BOX 5425 CHARLOTTE, NC 28229  
WWW.ASHLEYJDESIGN.COM  
704-528-0051