



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00674

DATE: 12 December 2018

ADDRESS OF PROPERTY: 1928 S. Mint Street

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11907534

OWNER(S): Tyson Presnell & Rebecca Martin

DETAILS OF APPROVED PROJECT: Windows | Front Door | HVAC | New Roof & Gutters

Windows: Full replacement of non-historic windows with new wood-clad windows with Simulated True Divided Light (STD L) 7/8" molded muntins. **Door:** Replacement of non-historic front door with craftsman Simulated True Divided Light (STD L) molded muntins in a 6-window pattern to match the 6/1 windows on front elevation. **HVAC:** New HVAC to replace existing in same location on the left side of the structure and will be screened with landscaping. **Roof:** Replacing with material that matches the existing roof covering closely in composition, size, shape, color, and texture. Architectural Shingles (main roof) and EPDM Roofing System (dormers only). **Gutters:** Replace gutters and downspouts to match the existing. See exhibits 'Windows – Dec. 2018' & 'Details – Dec. 2018'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6
2. The applicable Design Guidelines for Windows (Pg. 4.14) | Roofs (Pg. 4.5) | Gutters (Pg. 4.6) | Front Door (Pg. 4.10) | Site Appurtenances (Pg. 8.8) have been met.

- 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

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

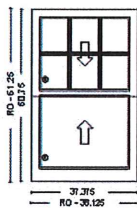
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

 <p>WINDSOR WINDOWS & DOORS A Woodgrain Millwork Company</p>	WINDOW & DOOR PROS LLC 1141 HAWTHORNE LN CHARLOTTE NC 28205 Phone: 704-344-1875 Fax: 1-704-909-4006		Customer Quote Short Form No Pricing QUOTE EXPIRES N/A QUOTE DATE Quote Not Ordered BID BY
	Customer Information:		Delivery Information:
			PRICE BOOK Price Book 2018 CREATED 11/19/2018 jason@windowanddoorpros.com PK # 242

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1492754	None		11/19/2018 20:50 PM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		Conrad Presnell	MISC

Line #	Room ID	Quantity	Overall RO	Overall Frame
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100	Mstr X2, Lvg,bd2X2	5	38 1/8" X 61 1/4"	37.375" X 60.75"
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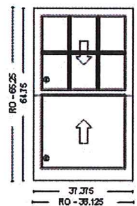


* Units viewed from exterior.

Pinnacle Clad Tan Double Hung 3226-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Mstr X2, Lvg,bd2X2)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout:3-0 x 4-10)(Pine Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H/No Grilles Bottom Sash)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)

Line #	Room ID	Quantity	Overall RO	Overall Frame
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200	DineX2	2	38 1/8" X 65 1/4"	37.375" X 64.75"
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* Units viewed from exterior.

Pinnacle Clad Tan Double Hung 3228-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: DineX2)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout:3-0 x 5-2)(Pine Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H/No Grilles Bottom Sash)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)



APPROVED

Charlotte
Historic District
Commissioner

Windsor Windows and Doors

Quote #: 1492754

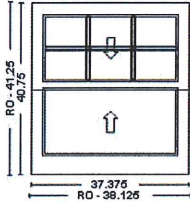
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HDCADM-2018-00674

WINDOWS - DEC. 2018

Line #	Room ID	Quantity	Overall RO	Overall Frame
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300	Kitchen sink	1	38 1/8" X 41 1/4"	37.375" X 40.75"
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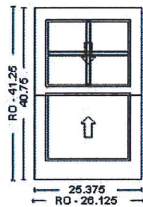


* Units viewed from exterior.

Pinnacle Clad Tan Double Hung 3216-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Kitchen sink)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout:3-0 x 3-2)(Pine Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H/No Grilles Bottom Sash)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)

Line #	Room ID	Quantity	Overall RO	Overall Frame
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400	Kitchen, laun	2	26 1/8" X 41 1/4"	25.375" X 40.75"
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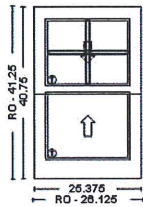


* Units viewed from exterior.

Pinnacle Clad Tan Double Hung 2016-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Kitchen, laun)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout:2-0 x 3-2)(Pine Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 2W2H/No Grilles Bottom Sash)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)

Line #	Room ID	Quantity	Overall RO	Overall Frame
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500	Ktchn & Mst bath tmp	2	26 1/8" X 41 1/4"	25.375" X 40.75"
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* Units viewed from exterior.

Pinnacle Clad Tan Double Hung 2016-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Ktchn & Mst bath tmp)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout:2-0 x 3-2)(Pine Int. Finish)(Grey Spacer)(Tempered Glass)(White Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 2W2H/No Grilles Bottom Sash)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in S Zone)(LC-PG35-H) Performance Data:(U-Value: 0.31)(SHGC: 0.18)(VT: 0.41)(CR: 58)

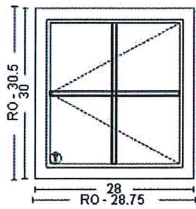
Line #	Room ID	Quantity	Overall RO	Overall Frame
600	Patio door SN handst	1	33" X 82 7/8"	32.25" X 82.375"



Pinnacle Clad Tan Inswing Single Panel 28610 Complete Unit XR LoE 366 IG 4-9/16 Jamb Ext (Room ID: Patio door SN handst)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee) (French Panel)(Full Lite Panel)(8 Inch Rail)(Pine Int. Finish)(Bronze Sill)(Grey Spacer) (Tempered Glass)(Preserve)(Satin Nickel Multi-Point Hardware)(Classic Handle Style)(No Brickmould)(Rigid Nail Fin)(Satin Nickel Standard Adjustable Hinges)(Energy Star: Meets all US Zones)(R-PG50-SHD) Performance Data:(U-Value: 0.3)(SHGC: 0.16)(VT: 0.36)(CR: 62)

* Units viewed from exterior.

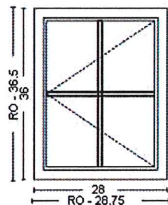
Line #	Room ID	Quantity	Overall RO	Overall Frame
700	Mst shower temp	1	28 3/4" X 30 1/2"	28" X 30"



Pinnacle Clad Tan Casement 2426-1 Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (Room ID: Mst shower temp)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Pine Int. Finish)(Grey Spacer)(Tempered Glass)(White Hardware)(No Brickmould) (Rigid Nail Fin)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 2W2H)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG40-C) Performance Data:(U-Value: 0.29)(SHGC: 0.18)(VT: 0.42)(CR: 59)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
800	Up bath operable	2	28 3/4" X 36 1/2"	28" X 36"

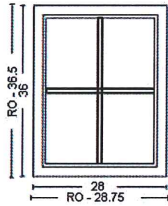


Pinnacle Clad Tan Casement 2432-1 Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (Room ID: Up bath operable)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Pine Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Rigid Nail Fin) (7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 2W2H)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG40-C) Performance Data:(U-Value: 0.28)(SHGC: 0.18)(VT: 0.42)(CR: 60)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
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900 Up bath stationary 1 28 3/4" X 36 1/2" 28" X 36"

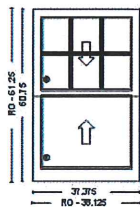


Pinnacle Clad Tan Casement 2432-1 Complete Unit S LoE 366 IG 4-9/16 Jamb Ext (Room ID: Up bath stationary)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Pine Int. Finish)(Grey Spacer)(No Brickmould)(Rigid Nail Fin)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 2W2H)(Energy Star: Meets all US Zones)(CW-PG40-FW) Performance Data:(U-Value: 0.27)(SHGC: 0.2)(VT: 0.47)(CR: 59)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
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1000 2nd floor beds 2 38 1/8" X 61 1/4" 37.375" X 60.75"

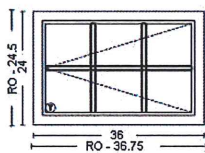


Pinnacle Clad Tan Double Hung 3226-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: 2nd floor beds)(2604 Powder)(Setup (Standard))(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout:3-0 x 4-10)(Pine Int. Finish)(Grey Spacer)(White Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H/No Grilles Bottom Sash)(Tan Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 59)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
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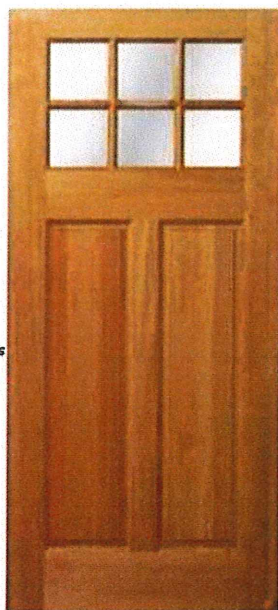
1100 Up landing temp 1 36 3/4" X 24 1/2" 36" X 24"



Pinnacle Clad Tan Casement 3220-1 Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (Room ID: Up landing temp)(2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Pine Int. Finish)(Grey Spacer)(Tempered Glass)(White Hardware)(No Brickmould)(Rigid Nail Fin)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W2H)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG30-C) Performance Data:(U-Value: 0.29)(SHGC: 0.18)(VT: 0.42)(CR: 59)

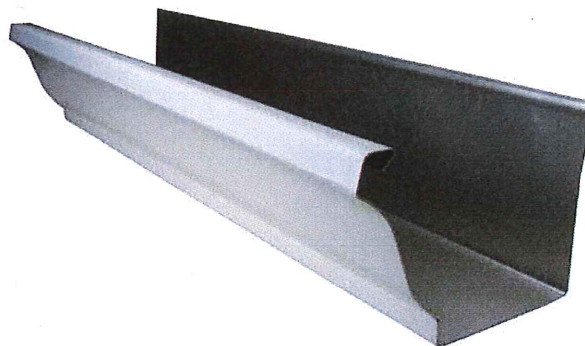
* Units viewed from exterior.

1928 S. Mint Dr. Charlotte, NC



Door 4662 (IG) in Fir with
Modified Ovolo Sticking

Front Door



Gutter

Details – December 2018



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADM12M-2018-00674

