



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00484 **DATE:** 21 September 2018

ADDRESS OF PROPERTY: 1912 South Mint Street

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11907538

OWNER: David and Carrie Nelson

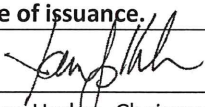
APPLICANT: Christopher Small,
Adroit Building Solutions LLC

DETAILS OF APPROVED PROJECT: Accessory Building. The project is a new garage located in the rear yard. The new building will meet all required setbacks. The building footprint is 17' x 23' and the height, as measured from grade to ridge, is 12'-0". The new garage will have wood lap siding in dimensions to match the house. The eaves will be open with exposed rafter tails. All trim and details including corner boards, brackets window/door trim will be wood. All windows will be double-hung wood with Simulated True Divided Lights (STD L) molded muntins in a 3/1 pattern to match the primary structure. The garage doors facing the alley will be carriage style and have a wood look. A gravel driveway will be installed from the garage doors to the alley. Post-construction rear yard permeability will be 84%. See attached exhibits.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15) and Accessory Buildings (page 8.9) 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.


James Haden, Chairman

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT


Staff

www.charlotteplanning.org

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

PLOT PLAN FOR PERMIT APPLICATION ONE/TWO FAMILY, MODULAR, MOBILE HOME OR ZONING USE

APPROVED

Charlotte
Historic District

PERMIT # Commission

Certificate of Appropriateness

HDCADMM-2018-00484

LOCATION

STREET # (N,S,E,W) _____ STREET NAME _____ (AV, RD, ST, etc.) _____

SUITE/UNIT(S): _____

TAX JURISDICTION:
(Check One)

☐ 0 - Mecklenburg
☐ 4 - Pineville

☐ 1 - Charlotte
☐ 5 - Matthews

☐ 2 - Davidson
☐ 6 - Huntersville

☐ 3 - Cornelius
☐ 7 - Mint Hill

TAX PARCEL # _____

JOB # _____

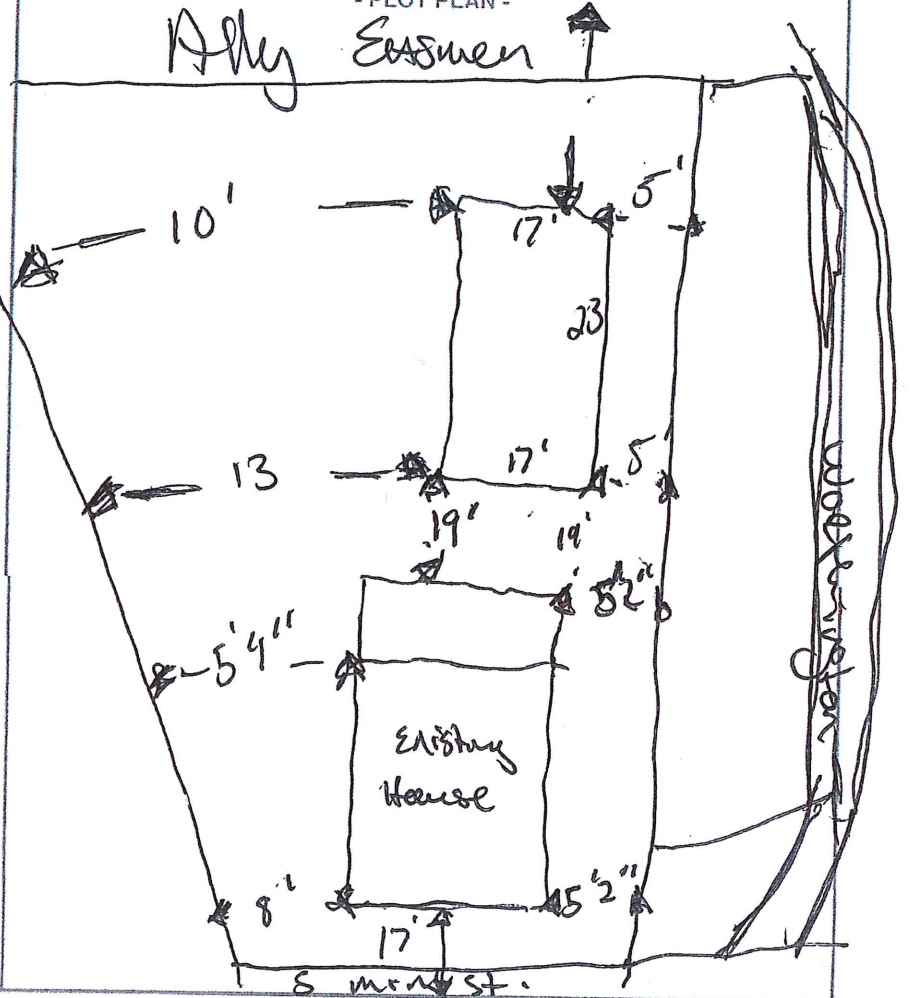
- INSTRUCTIONS -

In the space provided below, draw plot plan as neatly and accurately as possible, from survey if available.

1. Draw street(s) and right-of-way(s).
2. Draw property lines with dimensions.
3. Draw proposed and existing buildings showing any attached porch(es), deck(s), chimney(s), carport(s), or garage(s), etc.
4. Show distances of buildings from property lines or other structures.
5. Separate application and plot plan required for each building.

- PLOT PLAN -

Apply Easement



ALL EXISTING AND PROPOSED BUILDING(S) ON LOT ARE SHOWN WITH MEASUREMENTS INDICATED.

APPLICANT'S SIGNATURE _____

DATE _____

PRINT APPLICANT'S NAME _____

CHARLOTTE-MECKLENBURG BUILDING STANDARDS DEPARTMENT
P.O. BOX 31097 · CHARLOTTE, NC 28231-1097 · 704/336-2831

APPROVED BY

GARAGE FIRST FLOOR

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

The plan shows a rectangular garage with a central door and a smaller side door. Dimensions are provided for the overall footprint and internal clearances. A note specifies that the door is to be hung on the right hand side.

Dimensions:

- Overall Width: 22'-7"
- Overall Depth: 11'-3 1/2"
- Internal Width (Left): 11'-3 1/4"
- Internal Width (Right): 11'-3 1/4"
- Internal Depth (Top): 9'-7"
- Internal Depth (Bottom): 4'-11 3/4"
- Internal Depth (Left): 5'-3 1/4"
- Internal Depth (Right): 6'-2 3/4"
- Internal Depth (Bottom): 5'-2 3/4"
- Internal Depth (Left): 10'-7"

Notes:

- 1. DOOR TO BE HUNG ON THE RIGHT HAND SIDE.
- 2. DOOR TO BE HUNG ON THE LEFT HAND SIDE.
- 3. DOOR TO BE HUNG ON THE RIGHT HAND SIDE.
- 4. DOOR TO BE HUNG ON THE LEFT HAND SIDE.

Legend:

AREA	FINISH
FLOOR	ASPH.
CEILING	CEILING

Garage First Floor
Scale: 1/4" = 1'-0"

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

APPROVED

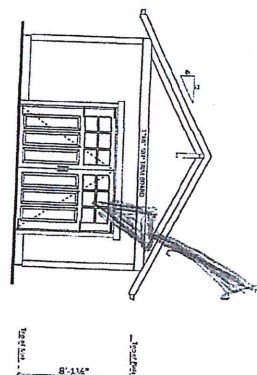
Charlotte
Historic District
Commission



Certificate of Appropriateness

HDXmem-2018-00484

GAUGE TOOL OPTION

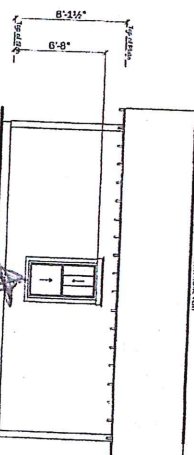


REAR ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATION NOTES:

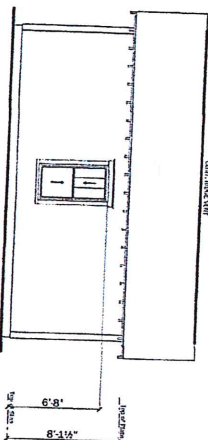
- DIVIDED LIGHT (DL) ...WOOD WITH PRINTABLE SIMULATED
 - SIDING TO BE HAND ARTISAN OR CEDAR LAP SIDING
 - 1"X6" SELECT HARD TRIM SIDING
 - SHAVE TO BE CEDAR SHAVE
 - AT SIDING TO COVER BOARD INTERSECTIONS; MAINTAIN 1/4" REVEAL
 - CARBON BOARDS ACCORDINGLY
 - TRIM SHOULD BE 2" BUILD MATERIALS, EX. WINDOWS 2"X2. SIDES, WINDOW HEADER 2"X4
 - AND CORNER HEADERS 2"X6"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

SCALE 44-100

Windows Details

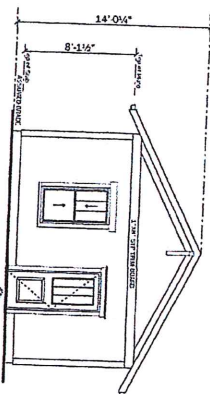


LEFT ELEVATION

0773-0774

ELEVATION NOTES:

- ALL WINDOWS TO BE WOOD WITH PAINTABLE EMULSIFIED STAINED GLAZI (SGL)
- ALL WINDOWS TO BE WOOD WITH PAINTABLE EMULSIFIED STAINED GLAZI (SGL)
- 1"X6" SELECTED HARDWOOD BOARDS
- SLAVE TO BE CEDAR SLAKE
- AT SIGNING TO CORNER BOARD INTERSECTIONS, MAINTAIN 1/4" REVEAL, PICKOUT
- CORNER BOARDS ACCORDINGLY
- ALL TRIM SHOULD BE 2" BUILT MATERIALS, EX. WINDOWS 2"x2" SIZES, WINDOW ILDOER 2"x4"
- ALL CORNER BOARDS 2"x6"



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

064427; 064428

Deal
Options

MINT ST 1912

1912 MINT. ST.
Charlotte
North Carolina

8 TWENTY ONE
HOME DESIGN

P.O. Box 55
Waxhaw
NC
28173

PHONE: 704-401-6159
kenneth@8-twentyone.com

MEMBER
 $\frac{A}{B}$
AMERICAN INSTITUTE OF
BUILDING DESIGN