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**LOCAL HISTORIC DISTRICT:** Wilmore

**PROPERTY ADDRESS:** 1928 S. Mint Street

**SUMMARY OF REQUEST:** Front Porch

**APPLICANT/OWNER:** Tyson and Rebecca Presnell

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### **Details of Proposed Request**

#### *Existing Conditions*

The existing structure is a 1.5 story Bungalow constructed in 1927. Architectural features include a side gable roof with two small shed roof dormers, a full width front porch with brick piers and columns wrapped in vinyl. Siding material is vinyl. Adjacent structures are 1 – 1.5 story single family houses. Lot size is approximately 50' x 150'. Existing brick is painted.

#### *Proposal*

The proposal changes to the columns, ceiling and railing on the front porch. After removing the vinyl wrap, it was discovered that the front porch columns are not columns but pieces of wood assembled to create a base for the vinyl wrap. The proposed front porch columns are square 8x8 with a cap and base. The existing ceiling is plywood and requested to change to beadboard. The right-side of the porch will receive a new railing. Originally, only the right-side had, and needed, a railing. All materials to be wood.

### **Design Guidelines – Porches, page 4.8**

1. Retain porches that are critical to defining the design and integrity of the historic district. Keep porches open to provide shade and reduce heat gain during warm weather.
2. Repair and replace only damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric. Avoid stripping porches and steps of original materials and architectural features such as handrails, balusters, columns, and flooring.
3. Reconstruct missing elements based on physical or photographic detail including all details and materials.
4. Do not enclose porches on a primary elevation or alter a front porch that reorients the entrance away from the street elevation.
5. Enclosure of side porches and balconies is discouraged. If enclosure of a side porch or balcony is required for a new use, the enclosure should be designed to ensure that the historic character and features of the porch are preserved.
6. Any porch enclosure that is permitted should be designed to be reversible and removal of original features should be minimal.
7. Original or historic porch railing designs may need to be adapted to meet the building code. The use of booster rails may be an appropriate solution to make the original balustrade code-compliant.

### **Staff Analysis**

Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the guidelines for Porches, 4.8 above.
2. Porch Rails: Additional information needed about the height of the proposed rail. If height is 36" to meet code, then the design will be out of proportion with the front porch brick piers and front windows. Recommend adjusting the height and massing of the porch rail to historic proportions and add a booster rail to meet code, per Porches, 7.2, item 7.
3. Minor revisions may be reviewed by staff (such as the porch rail design).



HDCRMI 2019-00288

PID: 11907534

LOCAL HISTORIC DISTRICT: WILMORE

PROPOSED PROJECT: FRONT PORCH

August Meeting 2019



# Historic Commission Review

1928 South Mint Street  
Charlotte, NC 28203  
Wilmore

August 14, 2019

# Existing Conditions

Front -  
Original



Left



Right



Right -  
Original  
(Rail)





# Existing Conditions, cont.



Column - Damage



Beams - Damage



Beams - Support



Ceiling

# Existing Conditions, cont.





# Context/Adjacent Structures



1923 South Mint Street



1932 South Mint Street



1924 South Mint Street



1632 South Mint Street



449 West Boulevard

**TITLE**  
1. ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES.  
2. AREA COMPUTED BY THE COORDINATE METHOD  
3. INTERFERENCES, AS SHOWN.  
4. ALL BUILDINGS SHOWN LIE WHOLLY ON THE SUBJECT PROPERTY.  
5. LOT CURRENTLY ZONED R-2 FOR DENSITY 10 SINGLE RESIDENCE.  
6. 10' WIDE, 30' DEEP, 1' ELEVATION, SUBJECT TO VERIFICATION WITH THE MECKLENBURG COUNTY ZONING DEPARTMENT.  
7. PHYSICAL SURVEY MADE BY THIS FIRM WHICH ARE NOT SHOWN HEREIN.  
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A NEW CONVEYANCE RECORD. THE PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO THE DATE OF THIS SURVEY.  
9. AS ACCORDING TO THE ALL EASEMENTS ARE REFLECTED AND THE CITY MUST BE CONTACTED TO FULLY LOCATE ALL EASEMENTS TO CONFIRM IMPROVEMENTS CURRENT AND FUTURE DO NOT ENCROACH.  
10. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY IF UNKNOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND UTILITIES. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.  
11. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA (ZONE 3) 371064000, EFFECTIVE 8/22/13.

**LINE LEGEND**  
- PROPERTY BOUNDARY  
- ADJACENT BOUNDARY (NOT SURVEYED)  
- PROPERTY BOUNDARY LINE ONLY  
- EASEMENT LINE  
- SETBACK LINE  
- CHAIN-LINK FENCE LINE  
- WIRE FENCE LINE  
- OVERHEAD UTILITY LINE

**SYMBOL LEGEND**  
● 4" REBAR FOUND  
○ 1/4" IRON PIPE FOUND  
● NAIL FOUND  
● AIR CONDITIONER  
○ SANITARY MANHOLE  
○ WATER METER  
○ GAS METER  
○ ELECTRIC METER  
○ ELECTRIC POLE  
● POST

**HATCH LEGEND**  
- CONCRETE  
- PAVEMENT  
- BUILDING  
- WOOD DECK  
- BRICK  
- GRAVEL

**ABBREVIATIONS**  
CP COVERED PORCH  
DB DECK  
MB MAP BOOK  
N/F NOW OR FORMERLY  
PG PAGE  
P/L PROPERTY LINE  
R/W RIGHT-OF-WAY  
SF SQUARE FEET  
SP SCREENED PORCH

**GRAPHIC SCALE**  
1 inch = 30 ft.

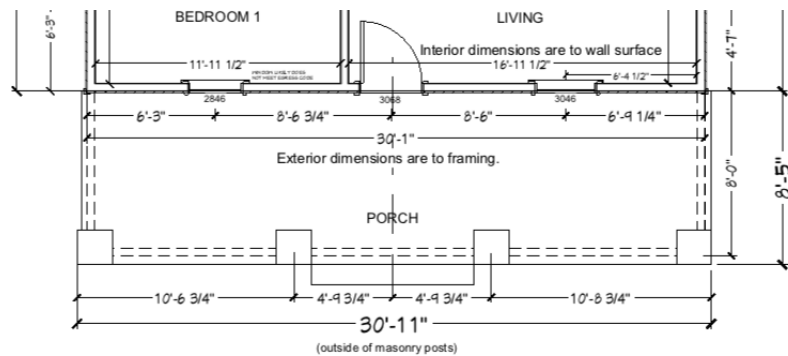
**12928 S. MINT STREET**  
LOT 8 BLOCK 43  
PO # 11907325  
MB 3 PG 329  
AREA: 7.66 SF  
0.174 ACRE  
LOT 9 BLOCK 43  
PO # 11907333  
MB 3 PG 329  
LOT 7 BLOCK 43  
PO # 11907355  
MB 3 PG 329  
LOT 10 BLOCK 43  
PO # 11907363  
MB 3 PG 329

**REAL ESTATE SURVEY**  
12928 S. MINT STREET  
NORTH CAROLINA  
RECORDED IN PUBLIC RECORDS  
BOOK 1681 PAGE 1514

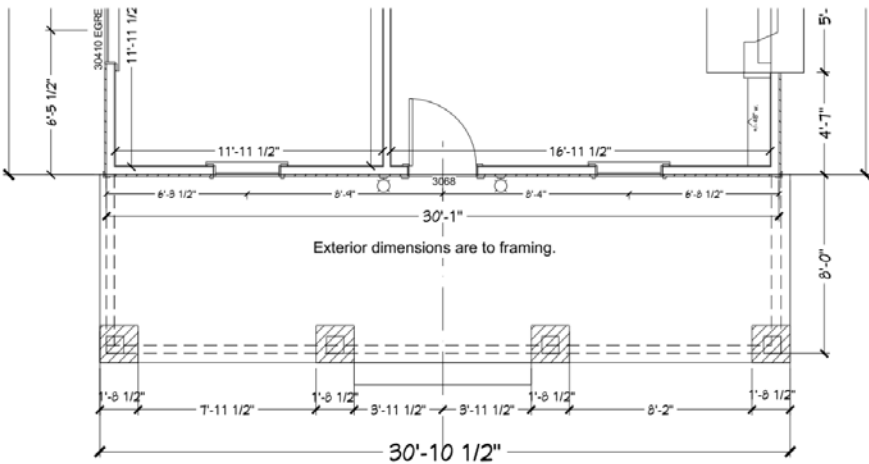
**ROGERS LAND SURVEYING**  
1401 GARDEN STREET  
CHARLOTTE, NC 28203  
(704) 376-4779  
www.rogerslandsurveying.com  
N.C. REG. LICENSE # 1-254



# Site Plan



Existing



Proposed



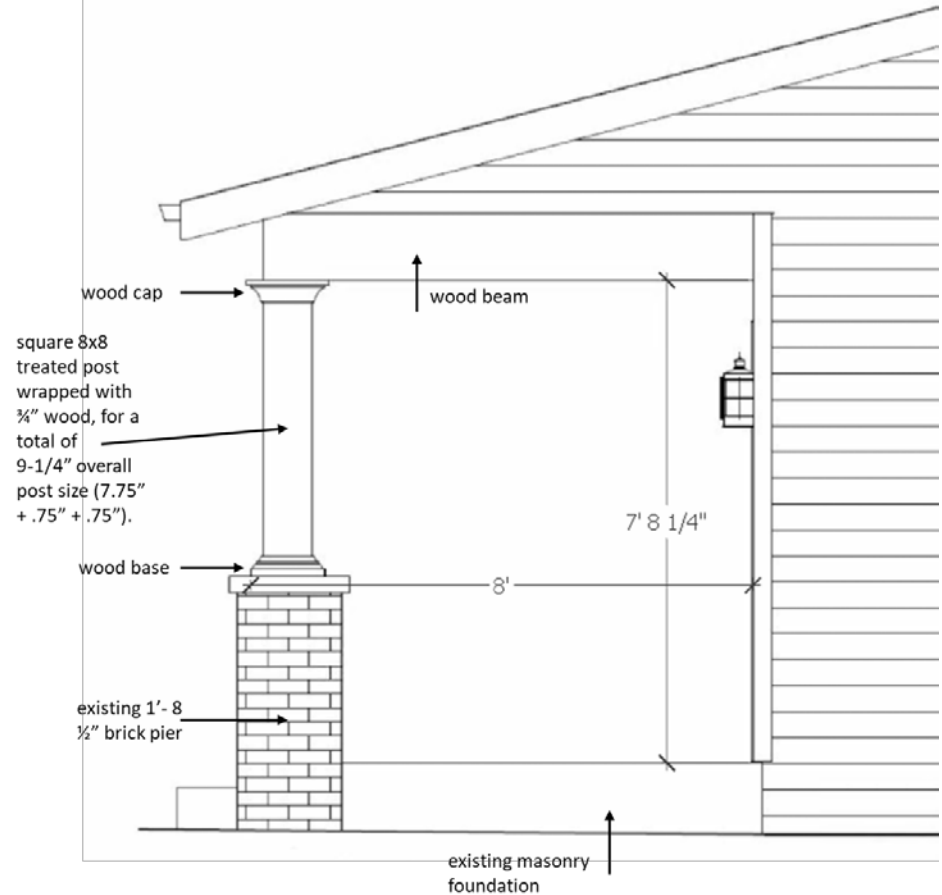
Proposed

# Architectural Details – Columns



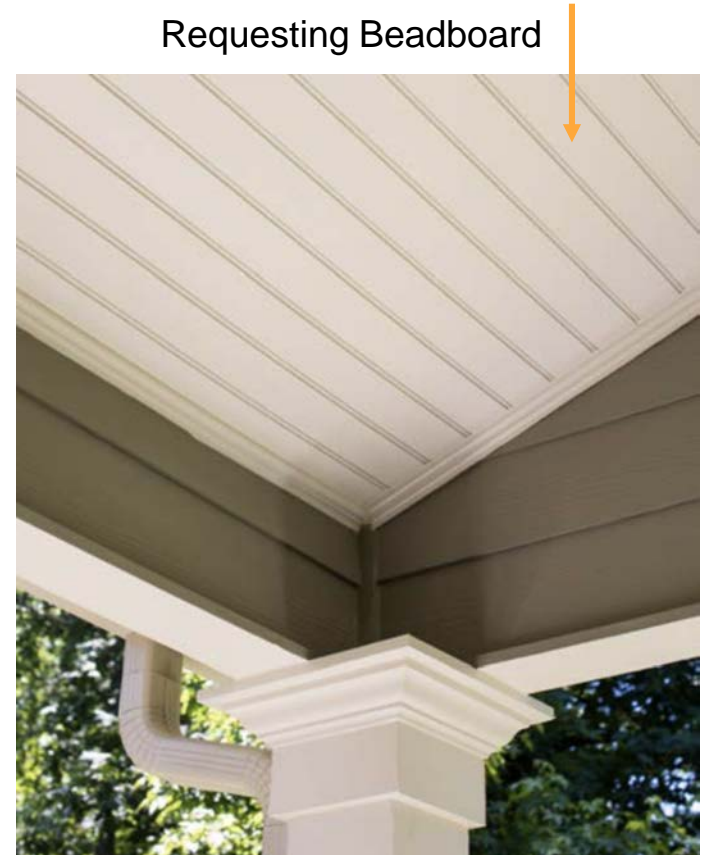
Current Conditions

# Architectural Details - Columns





# Architectural Details – Beadboard Porch Ceiling



# Architectural Details - Side Rail

