



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMA-2019-00269

DATE: December 11, 2019

ADDRESS OF PROPERTY: 1824 South Mint Street

TAX PARCEL NUMBER: 11907312

HISTORIC DISTRICT: Wilmore

APPLICANT/OWNER: Navarros Development

DETAILS OF APPROVED PROJECT: The project is the construction of a single-family house. Design features include brick foundation, wood lap siding, wood shakes, wood windows with simulated true divided lights (STDL), metal porch roof and wood trim as noted on the plans. This approval does not imply approval of any wood window with visible plastic or vinyl components, as these do not meet HDC requirements. Window glass is to be the most translucent version available that meets NC building code requirements. Tree removal and new landscaping is noted on the site plan. A detached one-story garage is located at the rear of the property. Materials, windows and other trim details, including corner boards, will match the house. New trees will be planted per site plan.

The project was approved by the Historic District Commission June 12, 2019.

- 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 F. Haden, Chairman

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

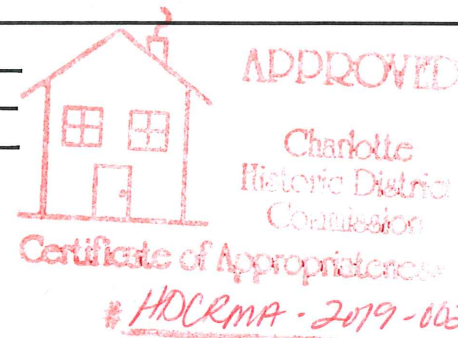
www.charlotteplanning.org
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Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

ABBREVIATIONS

A	Amperage	DEPT	Department	HP	High Point	NA	Not Applicable	SCH	Schedule
AB	Anchor Bolt	DET	Detail	HS	High Strength	NAT	Natural	SECT	Section
A/C	Air Conditioning	DF	Drinking Fountain	HT	Hard Sink	NEG	Negative	SEL	Select
ABV	Above	DIAG	Diagonal	HF	High Frequency	NF	Noise	SEP	Separate
ACT	Acoustical Ceiling tile	DM	Dimension	HTR	Heater	NIC	Not In Contract	SER	Serial
ACT	Actual	DL	Dead Load	HIS	High Tensile Strength	NO	Number	SF	Smooth Faced
ADH	Adhesive	DN	Down	HVAC	Heating, Ventilation & Air Conditioning	NOM	Nominal	SF	Square Feet
ADJ	Adjacent	DOZ	Dozen	HW	Hot Water	NPL	Not Pinned	SGL	Single
AGG	Aggregate	DP	Dampproofing	HWY	Highway	NRC	Noise Reduction Coefficient	SK	Sink
AL	Aluminum	DR	Door	HYDR	Hydrant	NTS	Not To Scale	SM	Small
ALLOW	Allowance	DS	Double Strength	ID	Inside Diameter	OC	On Center	SOG	Slab on Grade
ALT	Alternate	DS	Double Strength	IJ	Isolation Joint	OCT	Octagonal	SOL	Solid
ALUM	Aluminum	DS	Double Strength	ILLUM	Illuminate	OFF	Office	SP	Stand Pipe
APPX	Approximate	DUP	Duplicate	IMP	Impregnate	OPNG	Opening	SPEC	Specification
APT	Apartment	E	East	INC	Incorporated	OPNG	Opening	SPKR	Speaker
ARCH	Architect (ural)	E	Each	INCL	Included	OPT	Opposite	SPRK	Sprinkler
ASSN	Asphalt	EFS	Each Face	INDL	Industrial	OPP	Opposite	SQ	Square
ASSY	Association	EIFS	Exterior Insulation and Finish System	INF	Infinite	OPT	Optional	SS	Single Strength
AUTO	Assembly	EIFS	Exterior Insulation and Finish System	INFO	Information	ORIG	Original	SSK	Soil Stack
AVE	Automobile	EJ	Expansion Joint	INR	Impact Noise Rating	OUT	Outlet, Outside	ST	Stainless Steel
AVG	Average	EL	Elevation	INST	Installed	OVHD	Overhead	ST	Steel
B (B.O.)	Bottom of	ELEV	Elevator	INSUL	Insulation	PART	Part	STAG	Staggered
BC	Bottom of	ELEV	Elevator	INT	Interior	PC	Partition	STAIN	Stationary
BD	Bottom Chord	EMB	Embedment	INTL	International	PCT	Pieces	STD	Standard
BDY	Boundary	ENAM	Enamel	IPS	Iron Pipe Size	PED	Pedestal	STL	Steel
BL	Building Line	ENGR	Engineer	J	Joint	PERF	Perforated	STN	Stone
BLDG	Building	ENTR	Entrance	JB	Joint Box	PERM	Permanent	STR	Storage
BLW	Below	EQ	Equal	JCT	Junction	PERP	Perpendicular	STR	Strength
BM	Beam	EQUIP	Equipment	JCT	Junction	PH	Phase	STRM	Structural
BOI	Bottom	EST	Estimated	JR	Junior	PL	Plate	SUB	Substitute
BR	Bedroom	EW	Each Way	JT	Joint	PL	Plate	STRUCT	Structural
BRG	Bearing	EXC	Excavate	K	Kips (Kilopounds)	P-LAM	Property Line	STR	Strength
BSMT	Basement	EXH	Exhaust	KD	Kin Dried	PLG	Plastic Laminate	SURF	Surface
BTWN	Between	EXP	Exposed	KD	Kin Dried	PLUMB	Piping	SUSP	Suspended
C/C	Center to Center	EXT	Exterior	K	Kips (Kilopounds)	PLN	Plumbing	SW	Single Weight
CAB	Cabinet	FAB	Fabricate	K	Kin Dried	PLYWD	Plane	SWM	Storm Water Management
CAP	Capacity	FB	Flat Bar	L	Led	PMP	Pump	SYM	Symmetrical
CAT	Catalog	FD	Floor Drain	L	Led	PNT	Pump	STS	System
CB	Circuit Breaker	FB	Flat Bar	LAB	Laboratory	PORT	Port	T (T.O.)	Top of
CL	Cable	FD	Floor Drain	LAM	Laminated	POS	Portable	T&G	Tongue & Groove
CF	Circuit Breaker	FDN	Foundation	LAQ	Laque	PREFA	Prefabricated	TC	Top Chord
CI	Cable	FFE	Finish Floor Elevation	LAV	Lavatory	PREP	Preparation	TD	Trench Drain
CIP	Cast in Place	FIG	Figure	LF	Low Frequency	PREL	Preliminary	TECH	Technical
CIR	Circle	FIN	Finish	LG	Large	PREP	Preparation	TEL	Telephone
CIRC	Circular	FL	Fixture	LG	Large	PRGM	Program	TEMP	Temperature, Temporary
CL	Control Joint	FLD	Folding	LH	Left Hand	PRL	Parallel	THK	Thickness
CL	Clearance	FLG	Flange	LI	Licensed	PROP	Proprietary	THRS	Threshold
CLG	Centerline	FLG	Flange	LQ	Liquid	PT	Point	TOL	Tolerance
CLG	Centerline	FLUOR	Fluorescent	LLH	Long Leg Horizontal	PT	Point	TOT	Total
CLG	Centerline	FLUOR	Fluorescent	LLH	Long Leg Horizontal	PID	Pointed	TRANS	Transverse
CLOS	Caulking	FO	Face of	LLH	Long Leg Horizontal	PID	Pointed	TRANS	Transverse
CLOS	Caulking	FO	Face of	LLH	Long Leg Horizontal	PID	Pointed	TRANS	Transverse
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CLOS	Caulking	FO	Face of	LLH	Long Leg Horizontal	PID	Pointed	TRANS	Transverse
CLOS	Caulking	FO	Face of	LLH	Long Leg Horizontal	PID	Point		

RESIDENCE

1824 MINT ST.
CHARLOTTE, NC

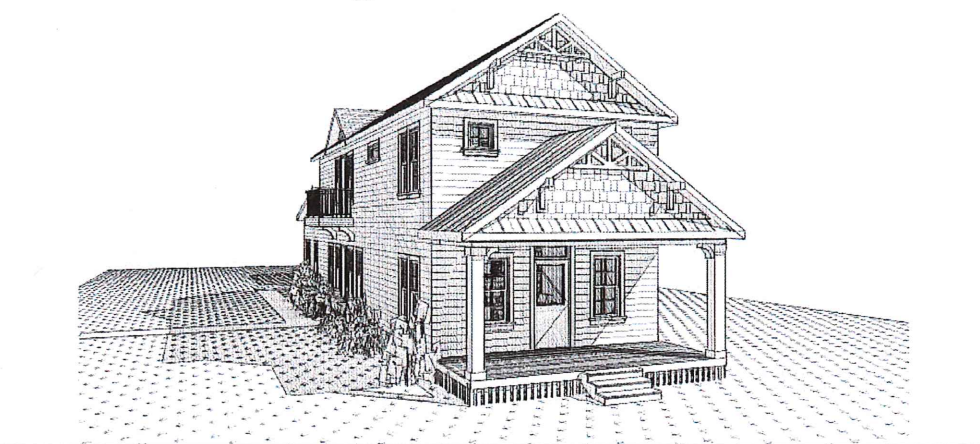
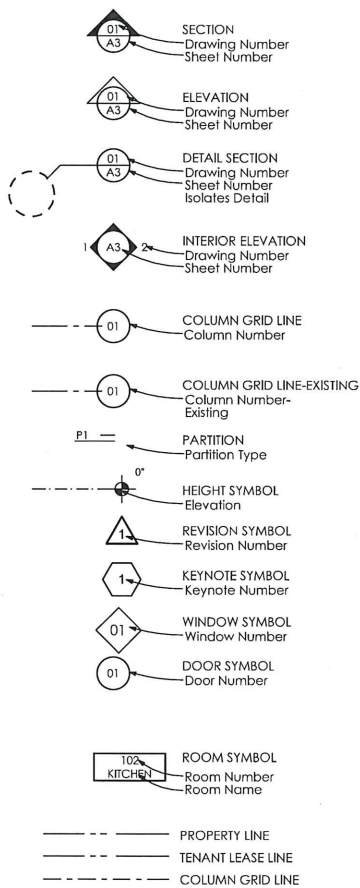


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MATTHEWS, NC 28105
980-245-8447
www.jbenonarch.com



RESIDENCE
1824 MINT ST.
CHARLOTTE, NC

SYMBOLS



DRAWINGS

ID	Name	XX/XX/XX
A-001	COVER SHEET	
A-101	SITE PLAN	
A-102	1st FLOOR PLAN	
A-103	2ND FLOOR & ROOF PLAN	
A-104	GARAGE PLANS	
A-201	ELEVATION	
A-202	ELEVATIONS	
A-301	INTERIOR ELEVATIONS	
A-401	DETAILS	
A-501	SPECIFICATIONS	

RESIDENTIAL PLAN REVIEW DISCLAIMER
A LIMITED PLAN REVIEW FOR COMPLIANCE WITH THE NC STATE RESIDENTIAL CODE WAS PERFORMED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT THIS PROJECT USING GOOD ENGINEERING PRACTICES AND IN FULL COMPLIANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE AND LOCAL ORDINANCES AND STATE REGULATIONS.
10/26/2017

APPROVED
REVIEWED FOR COMPLIANCE WITH THE NC STATE RESIDENTIAL CODE. THIS AUTHORIZATION SHALL NOT BE CONSTRUED TO PRESENT ANY VIOLATIONS OF LOCAL, STATE, OR FEDERAL LAWS.
PLANS REVIEWED BY: David Hight
10/26/2017



GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE LIFE SAFETY CODE, ALL LOCAL AND STATE FIRE CODES AND CURRENT BUILDING CODES.
- THE CONTRACTOR SHALL COMPLY WITH ANY EXISTING STATE AND APPLICABLE COUNTY OR CITY REGULATIONS AND LEGISLATION REGARDING THE CONTROL OF POLLUTION AS IT APPLIES TO THE WORK.
- CODES: ALL MATERIALS, CONSTRUCTION TECHNIQUES, AND PRACTICES IN ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL WORK SHALL CONFORM TO THE APPLICABLE CODES AND REGULATIONS OF THE STATE AND ITS LOCAL JURISDICTION AND ALL INDUSTRY STANDARDS.
- CLARIFICATION: IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PART OF THE PROJECT WORK.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND STANDARDS TO INSURE THE SAFETY OF ALL PERSONS ON THE SITE.
- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

BUILDING INFORMATION

CODES: North Carolina Residential Code 2012
AREA: FIRST FLOOR: 1169 SQ. FT.
SECOND FLOOR: 898 SQ. FT.
TOTAL HEATED: 2067 SQ. FT.
GARAGE: 441 SQ. FT.

BUILDING USE: RESIDENTIAL

VICINITY MAP



ON THIS SHEET AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JENNIFER BENSON ARCHITECTURE. USE OF THIS DRAWING IS LIMITED TO A SPECIFIC PROJECT FOR THE PERSONS NAMED HEREON AND FOR THE CONSTRUCTION OF ONE BUILDING. ANY USE OR REUSE OF SAID DRAWING IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM JBA ARCHITECTURE.

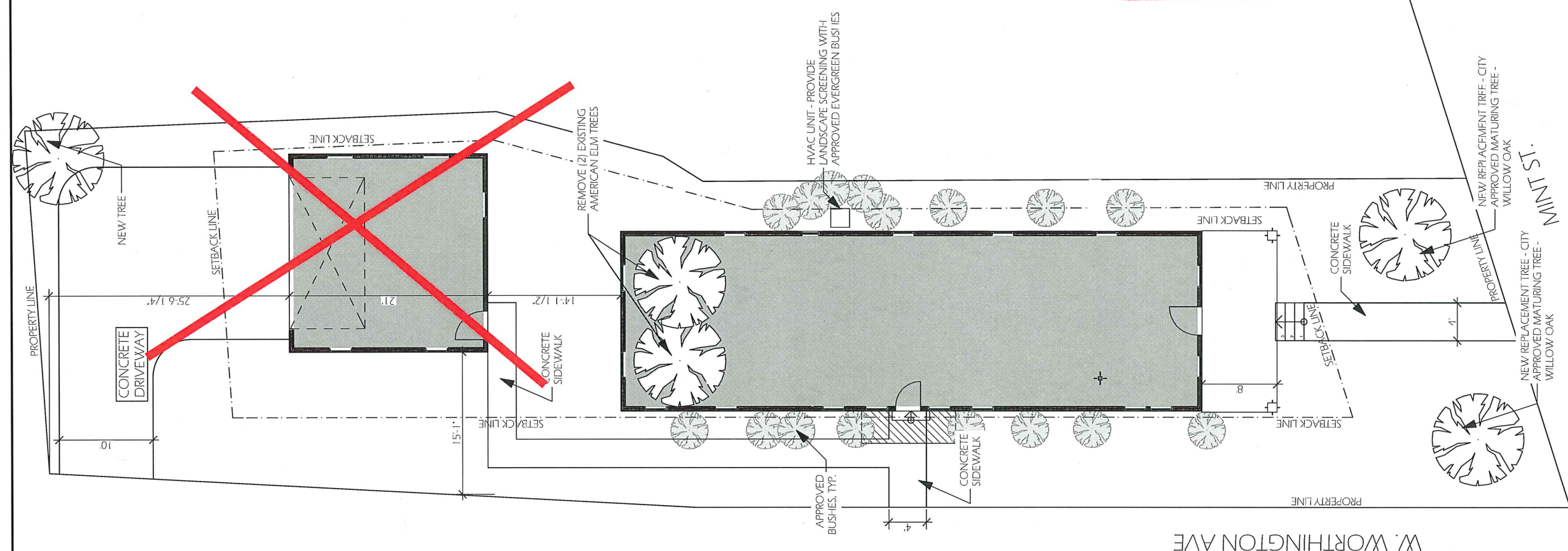
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DRAWN BY: JAB
SCALE: PROJECT NO: 16.580
CHECKED BY: JENNIFER BENSON
SHEET TITLE: COVER SHEET
SHEET NUMBER:

A-001

ISSUED FOR CONSTRUCTION

MATERIAL SYMBOLS

FINISHES	GYPSUM WALLBOARD	INSULATION	RIGID INSULATION
	ACOUSTICAL TILE		BATT INSULATION
METAL	STEEL: LARGE SCALE	SUBSURFACE	EARTH
	METAL: SMALL SCALE	CONCRETE	CONCRETE
			LIGHTWEIGHT CONCRETE
WOOD	ROUGH WOOD	MASONRY	BRICK
	WOOD BLOCKING OR SHIM		CONCRETE MASONRY UNIT
	FINISH WOOD		
	PLYWOOD		
STONE	SPLIT FACE/GROUND FACE CMU		



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
HDCRMA-2019-00269

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RESIDENCE
1824 MINT ST.
CHARLOTTE, NC

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

DATE	REVISION

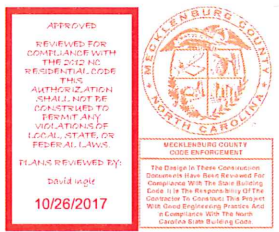
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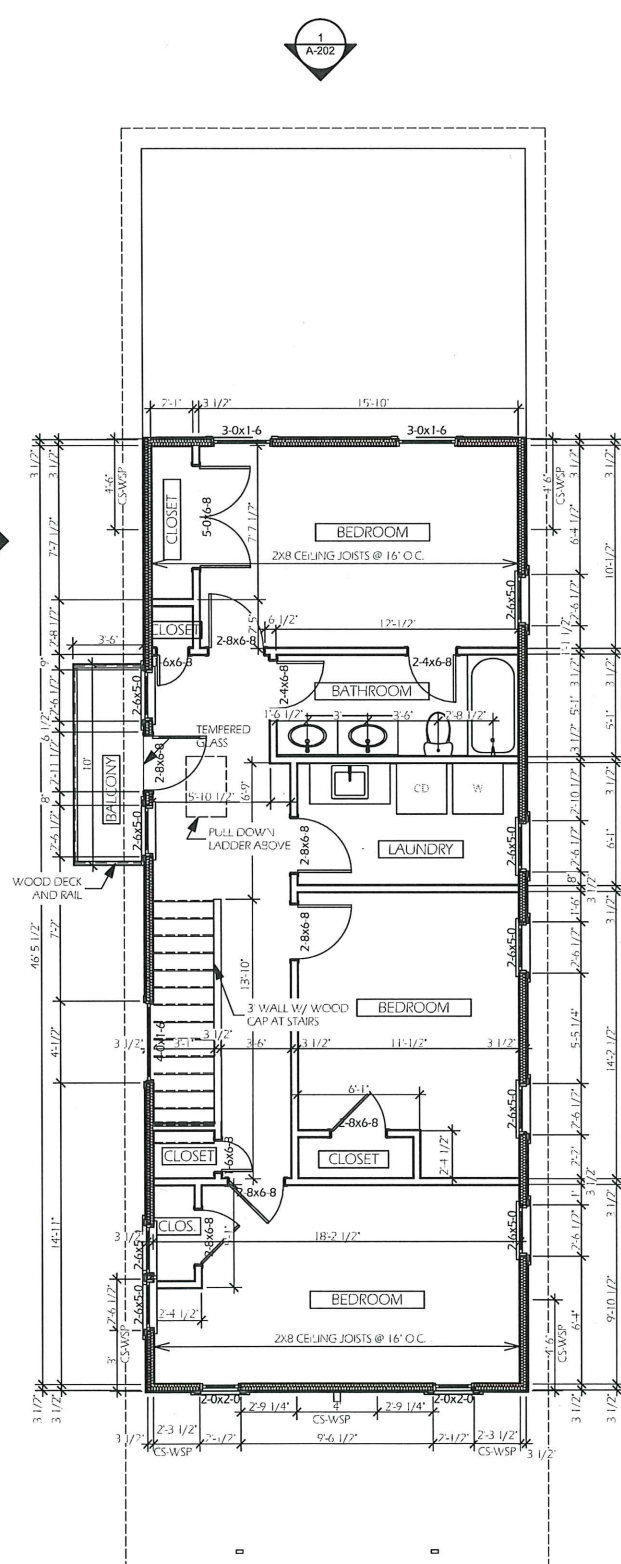
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SCALE:	PROJECT NO: 16.580

CHECKED BY:
JENNIFER BENSON
SHEET TITLE:
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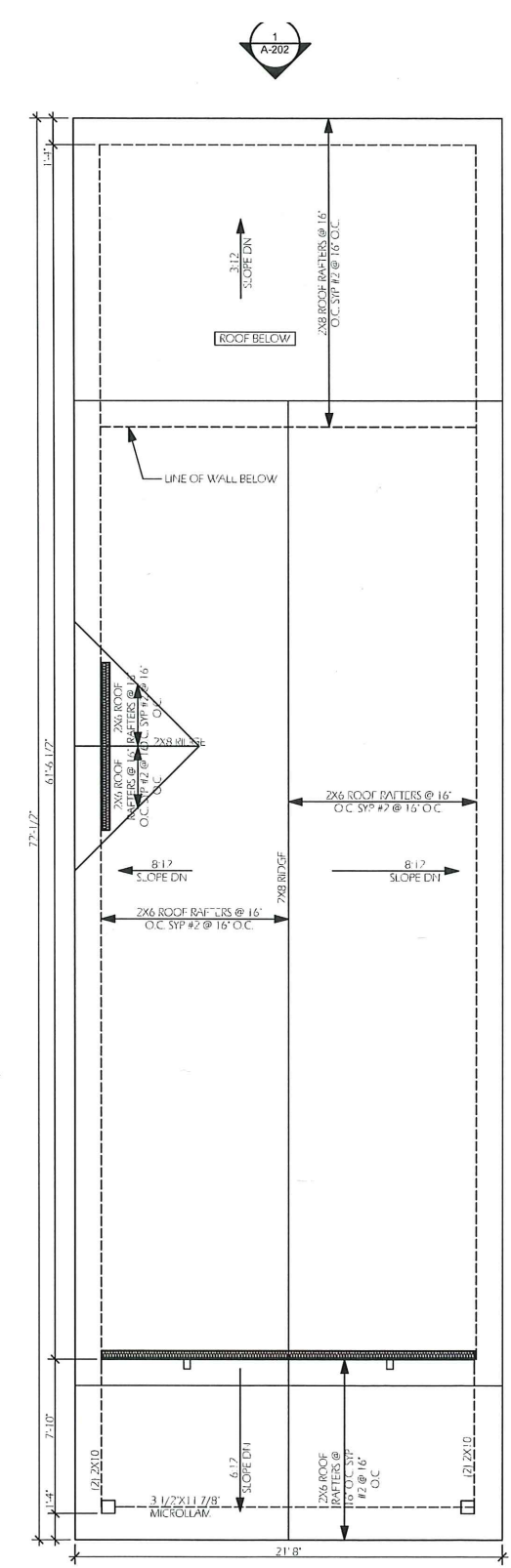
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ISSUED FOR CONSTRUCTION

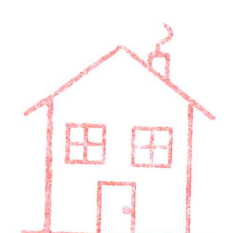




1 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDCRMA-2019-01269

APPROVED
REVIEWED FOR
COMPLIANCE WITH
THE 2010 NC
RESIDENTIAL CODE
THIS
AUTHORIZATION
SHALL NOT BE
CONSTRUED TO
PERMIT ANY
VIOLATIONS OF
LOCAL, STATE, OR
FEDERAL LAWS.
PLANS REVIEWED BY:
David Ingle
10/26/2017

MECKLENBURG COUNTY
NORTH CAROLINA
The Design in These Construction Documents Shall Represent the Compliance With The State Building Code With The Building Official's Approval To Construct This Project With Said Engineering, Planning And In Compliance With The North Carolina Building Code.

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JENNIFER A. BENSON
REGISTERED ARCHITECT
MATTHEWS, NC
9/28/2017

JENNIFER BENSON ARCHITECTURE, PLLC
5485
MATTHEWS, NC
9/28/2017

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CHARLOTTE, NC

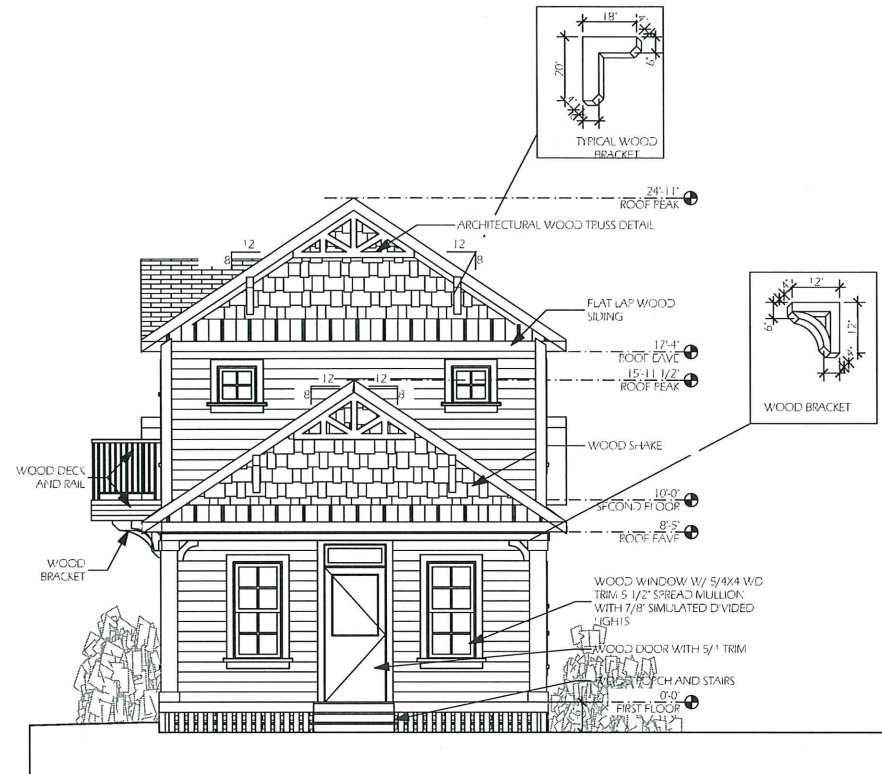
#	Date:	Revision:

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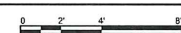
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SCALE:	PROJECT NO: 16.580
CHECKED BY: JENNIFER BENSON	
SHEET TITLE: 2ND FLOOR & ROOF PLAN	
SHEET NUMBER:	

A-103

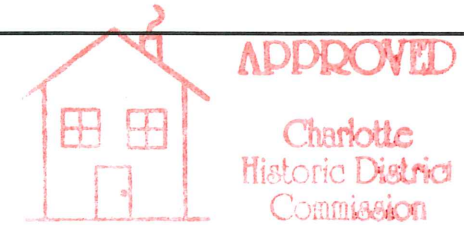
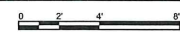
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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



Certificate of Appropriateness

HOCMA-2019-00269



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DATE: 5/17/17
DRAWN BY: JAB
SCALE: PROJECT NO: 16.580

CHECKED BY: JENNIFER BENSON

SHEET TITLE: ELEVATION

SHEET NUMBER:

A-201

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SHEET NUMBER:

A-202

ISSUED FOR CONSTRUCTION

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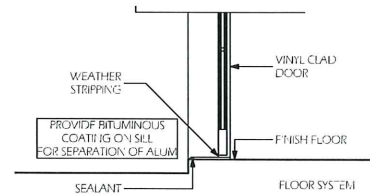
0	Date:	Revision:
1	9/20/17	COUNTY REV

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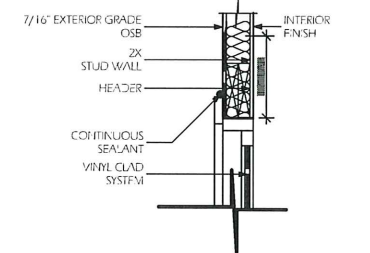
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5/17/17	JAB
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SHEET NUMBER:	

A-401

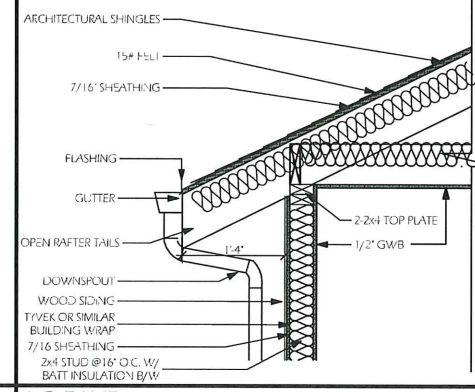
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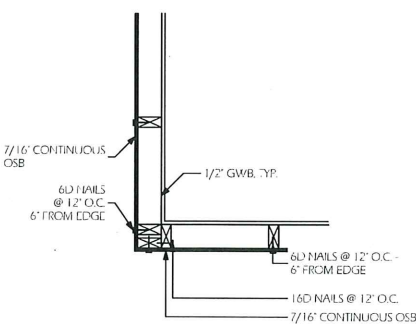
08 DOOR THRESHOLD



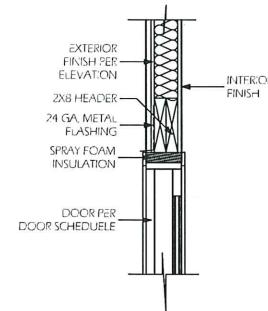
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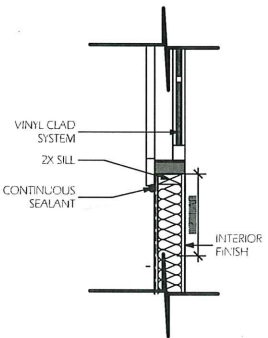
12 EAVE



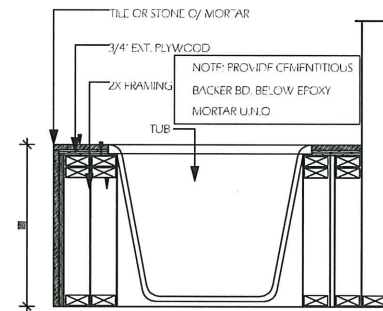
13 RAMING CORNER



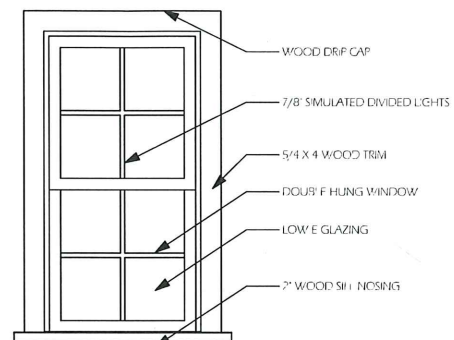
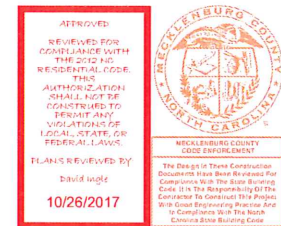
07 DOOR HEAD



09 WINDOW SILL

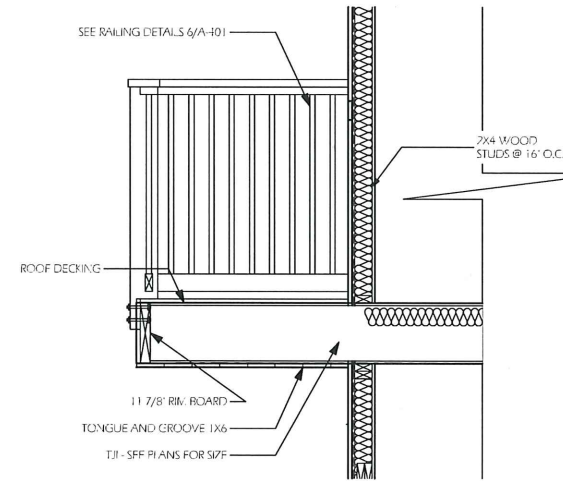


11 SHOWER TUB

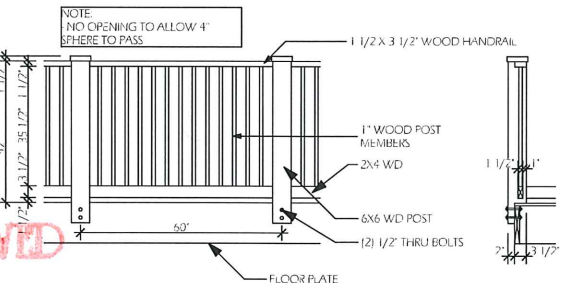


NOTE: TWIN UNITS HAVE 5 1/2\"/>

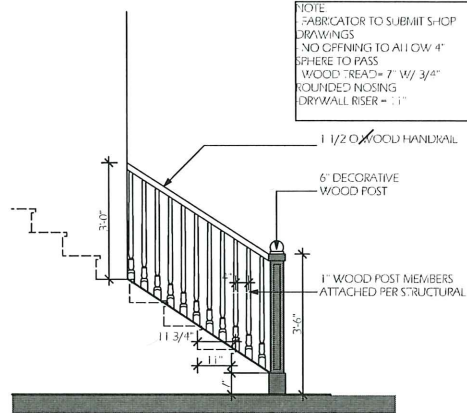
3 TYPICAL WINDOW DETAIL



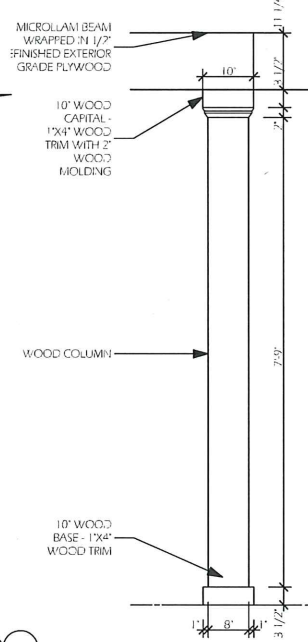
5 DECK DETAIL



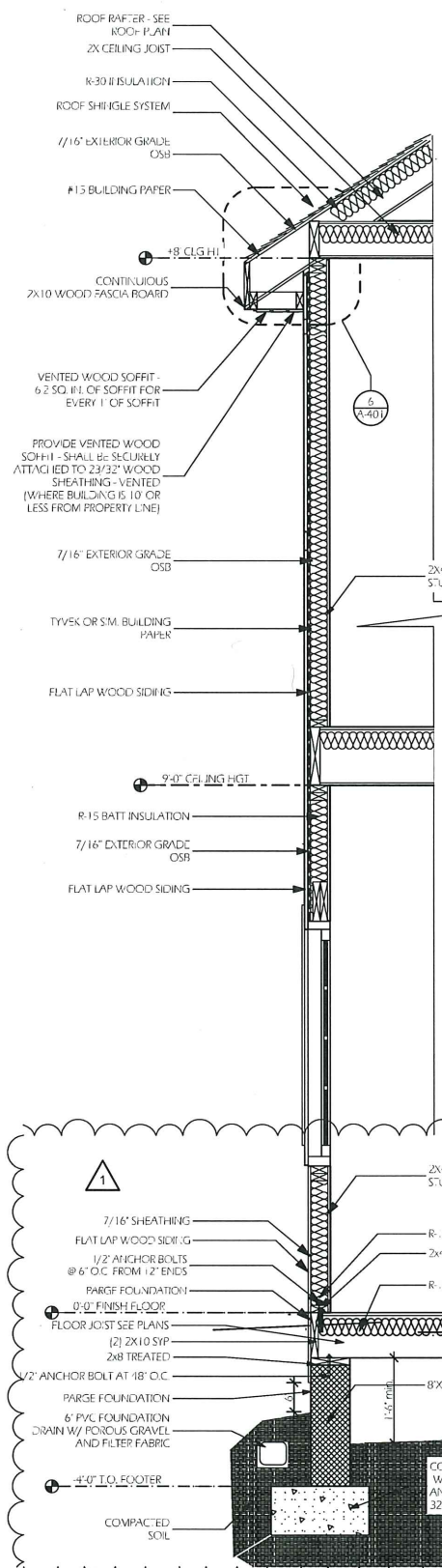
6 RAILING DETAIL



1 STAIR DETAIL



4 TYPICAL COLUMN



2 TYPICAL WALL SECTION

