



CHARLOTTE

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2014-017 DATE: June 27, 2014

ADDRESS OF PROPERTY: 917 Magnolia Avenue

HISTORIC DISTRICT: Dilworth TAX PARCEL NUMBER: 12108805

OWNER(S): Erin Elizabeth Burke

DETAILS OF APPROVED PROJECT: New Construction – Garage. Existing non-historic accessory structure will be removed. New garage will be constructed in left corner of rear yard (mindful of existing setback requirements). (See exhibit labelled ‘Site Plan June 2014’.) 14’x24’ garage will be clad in wood siding. Height will not exceed 13’. Front to back gable will face back to house with carriage style garage doors. Wooden trim includes corner boards, exposed rafter tails, and brackets. (See exhibit labelled ‘Proposed Elevations June 2014’.)

Applicable *Policy & Design Guidelines*:


ACCESSORY BUILDINGS – Garages, page 50

1. New garages cannot be located in front or side yards.
2. New garages must be constructed using materials and finishes that are in keeping with the main building they serve, and that are appropriate to the district.
3. Design for new garages must be inspired by the main building they serve. Building details should be derived from the main structure.
4. Garages must be of a proper scale for the property, and must have an appropriate site relation to the main structure on a lot and to structures on surrounding properties.

The applicable *Policy & Design Guidelines* are met by the size, location, style, materials, and details proposed.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- 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.

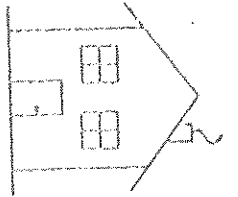
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.



Chairman



Staff



APPROVED
 Charlotte
 Historic District
 Commission

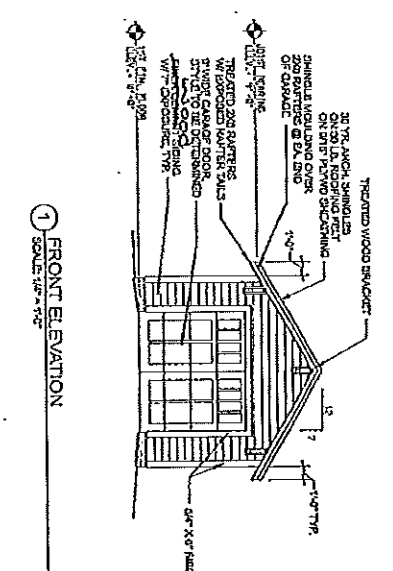
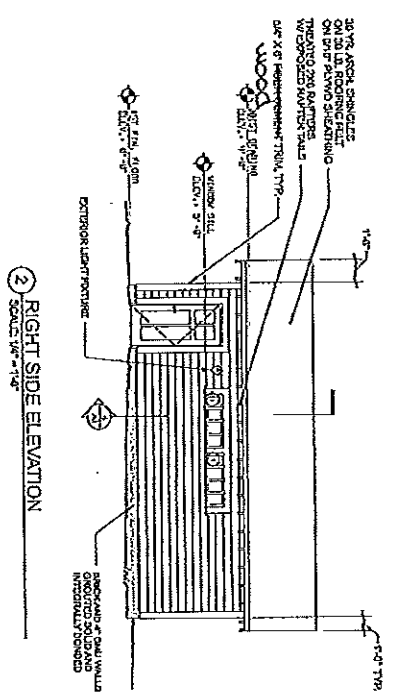
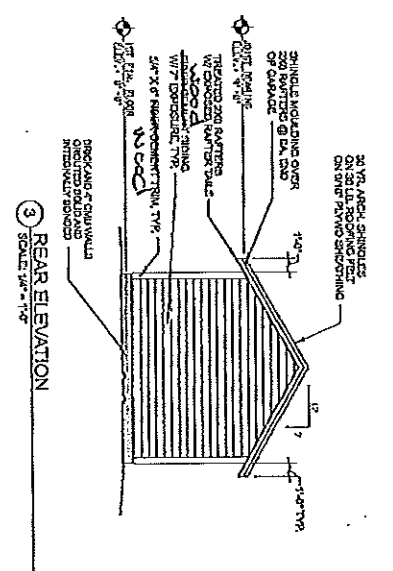
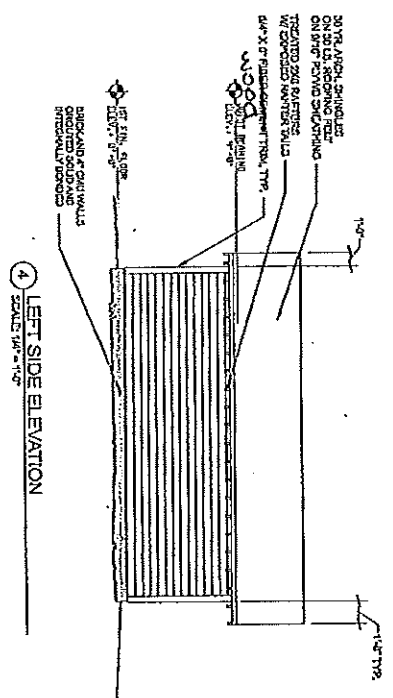
Certificate of Appropriateness
 # APC-2014-017

WINDOW SCHEDULE

# DESIGNATION	SIZE (R.O.) (WIDTH X HEIGHT)	STYLE	REMARKS
①	4'-0" X 10'-0"	WOOD TRAVELER	

WINDOW NOTES

1. WINDOW SPECIFICATIONS TO BE DETERMINED BY OWNER/CONTRACTOR
2. WINDOW SEALS ARE APPROXIMATE - MANUFACTURER TO BE DETERMINED
3. EXTENSION SEALS ARE NOT INCLUDED ON SCHEDULE - SEE PLANS AND ELEVATIONS



Proposed Elevations

June 2014

BURKE RESIDENCE
 917 MAGNOLIA AVE.
 CHARLOTTE, NC 28203

Geoffrey E. Bostick
 N.C.
 2341 T. Johnson Ave
 Charlotte, NC
 28205
 704-576-8103

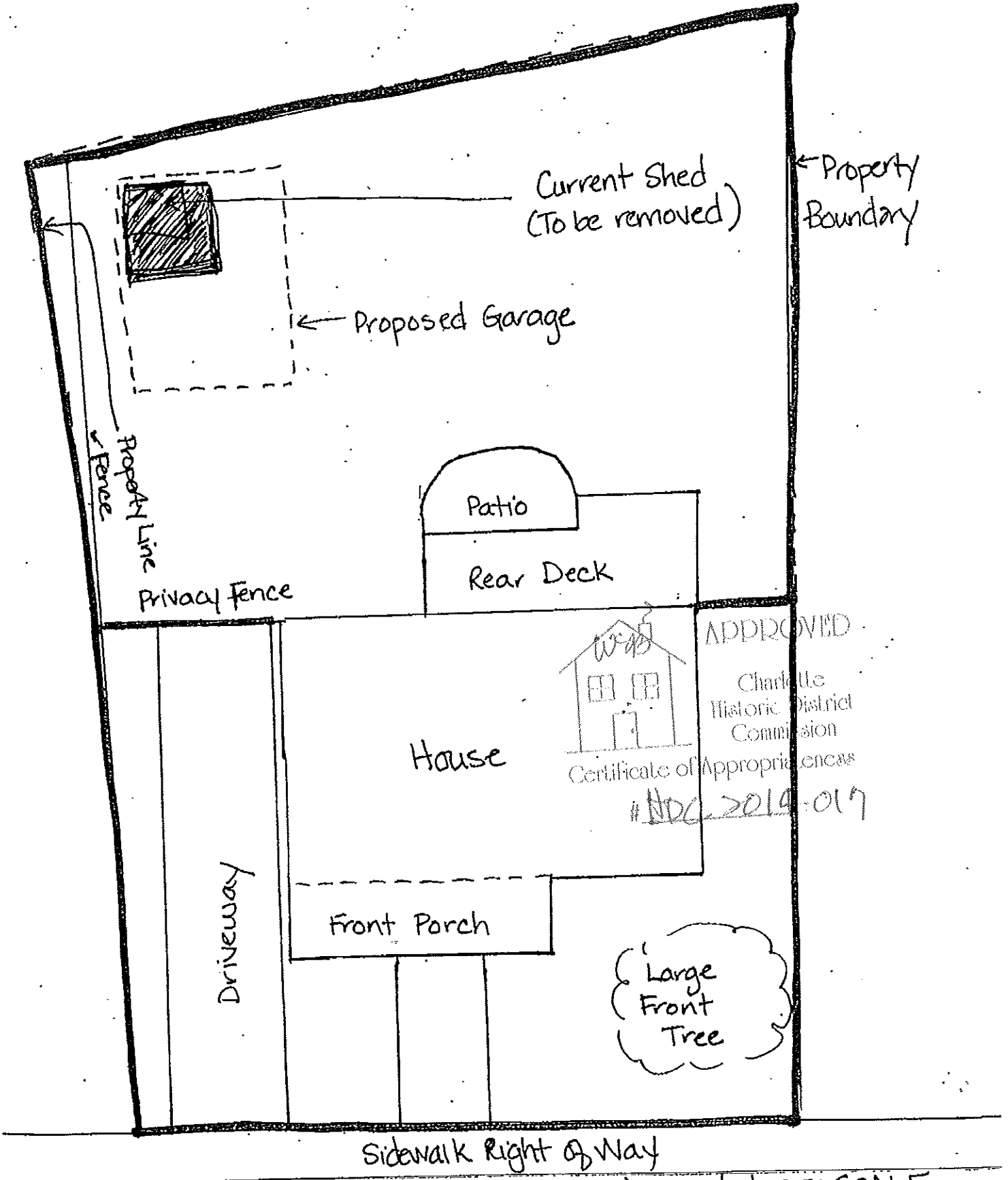
6/10/2014

ELEVATIONS WINDOW SCHEDULE

DATE: JANUARY 2, 2014

A2

917 Magnolia Avenue Site Plan



Magnolia Avenue (street)

*NOT TO SCALE

Site Plan June 2014