



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS - AMENDED**

**CERTIFICATE NUMBER:** 2015-171

**DATE:** 20 July 2015

4 May 2016 – Amended

4 January 2017 – Amended

**ADDRESS OF PROPERTY:** 1507 Southwood Avenue

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908803

**OWNER(S):** Brian Ronca

**DETAILS OF APPROVED PROJECT:** Accessory Building and Fence. The project is a one and one-half story detached accessory building located in the rear yard. The building footprint is 20' x 20' with a height of 16'. The garage has a 16' x 8' doors on the front elevation and an entry door on the right elevation, which faces the primary structure. Siding will include wood lap and cedar shingles in the gables, see exhibit labeled 'Garage Elevations and Floorplans – July 2015'. The structure will be constructed 6' from the rear setback and will meet current required side setbacks, see exhibit labeled 'Site Plan – July 2015'. Approval of any substitute material is not implied. The project also includes the construction of a 500 square foot concrete driveway and 75 square foot concrete sidewalk to connect the driveway to the new primary structure, which was approved as part of COA# 2015-137. A new shadowbox style wood fence will also be constructed in the rear yard. The fence along the right side of the rear yard will not exceed 6' in height. A 6' high fence will be constructed from the left rear corner of the house to the driveway apron. See exhibits labeled 'Fence Design – July 2015' and 'Fence Location – May 2016 & January 2017'. A new fence portion will be added across the rear property line and will tie in to the rear right corner of the garage. The new wood fence will be shadowbox style with a height not to exceed 6', and all framing members will face inward to the property being enclosed or both sides will be the same. All fencing will be painted or stained. See exhibit labeled 'Fence Location – May 2016 & January 2017.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Landscape and Site Features and Work in Rear Yards.
2. The applicable Policy & Design Guidelines for accessory buildings (page 50) and fences (page 56) have been met.

*Continued on next page*

- 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 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 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 twelve-month deadline.**

Chairman



Staff

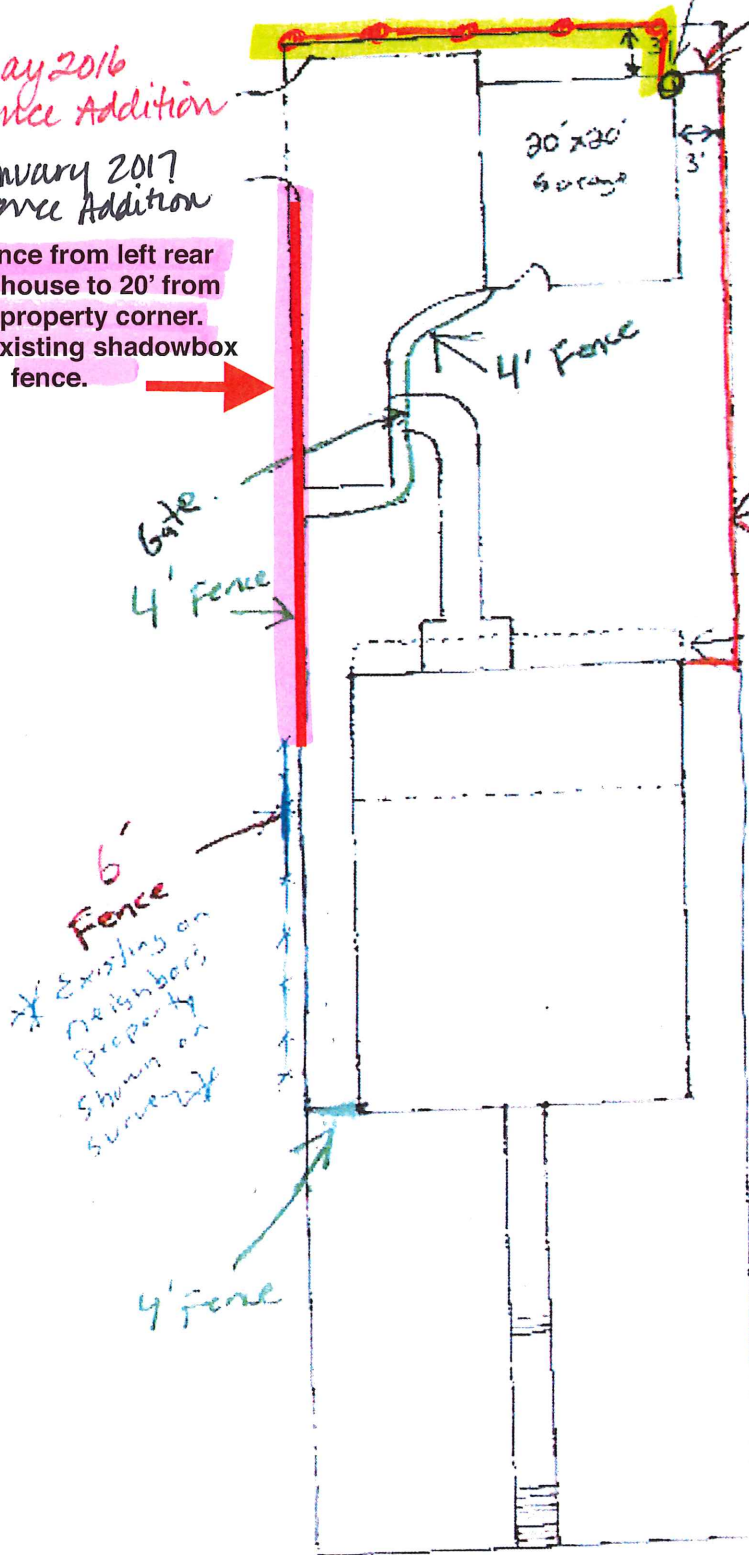


# Fence Location - May 2016 & January 2017

May 2016  
Fence Addition

January 2017  
Fence Addition

Add 6' fence from left rear corner of house to 20' from left rear property corner.  
To match existing shadowbox fence.



APPROVED

Charlotte  
Historic District  
Commission

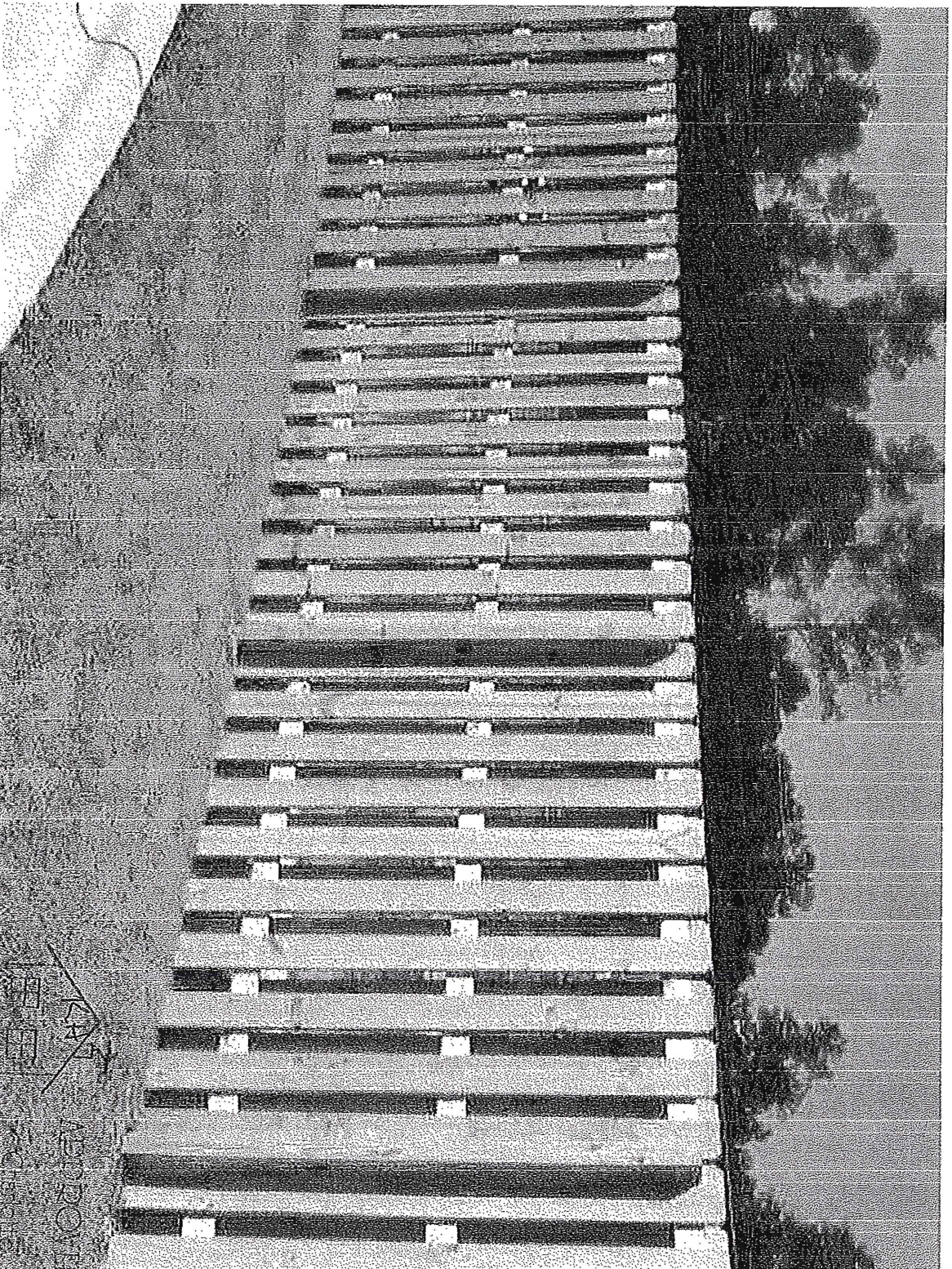
Certificate of Appropriateness

# 2015-171

1507 Southwood



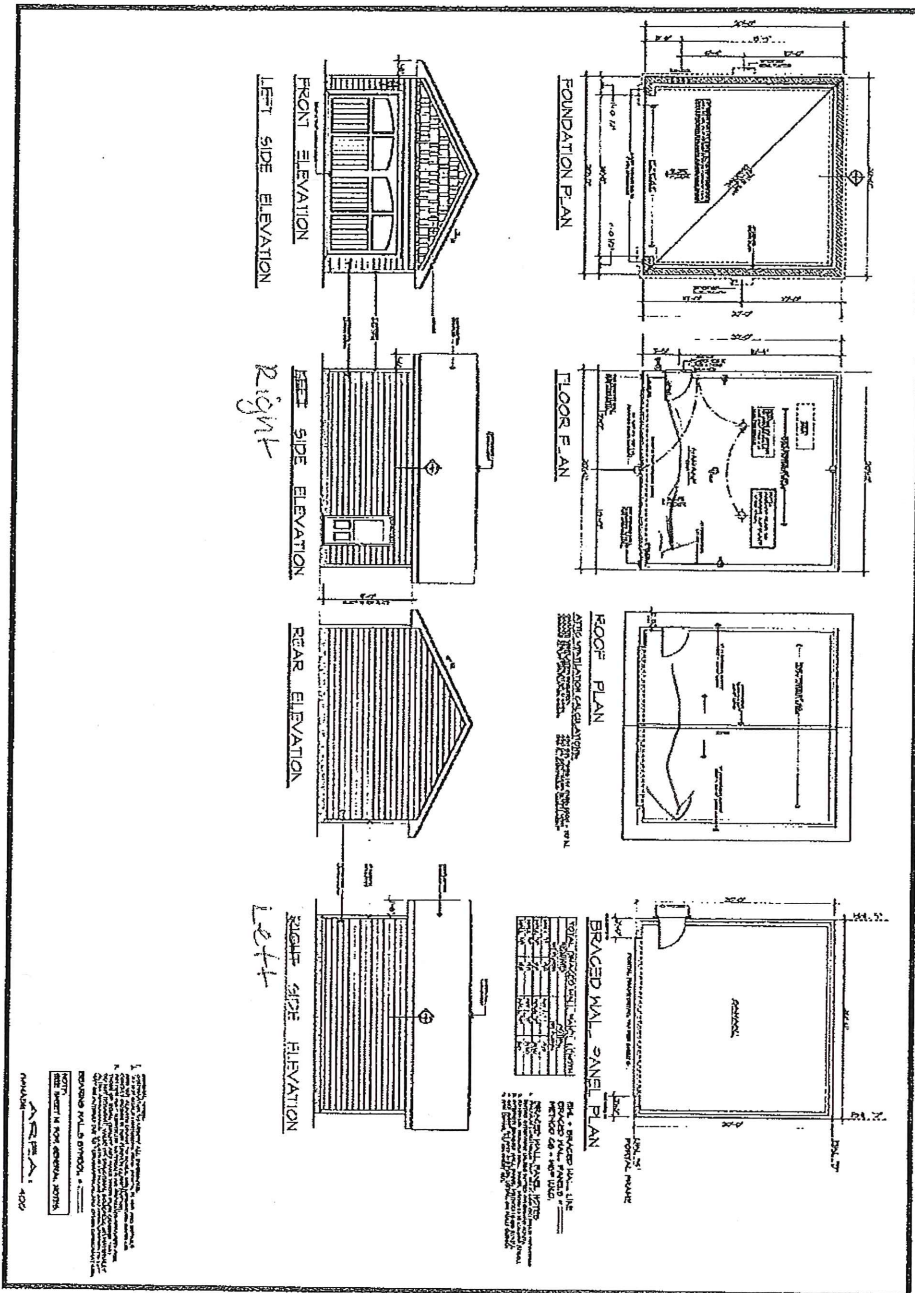
Fence Design - July 2015



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#DC-2015-171

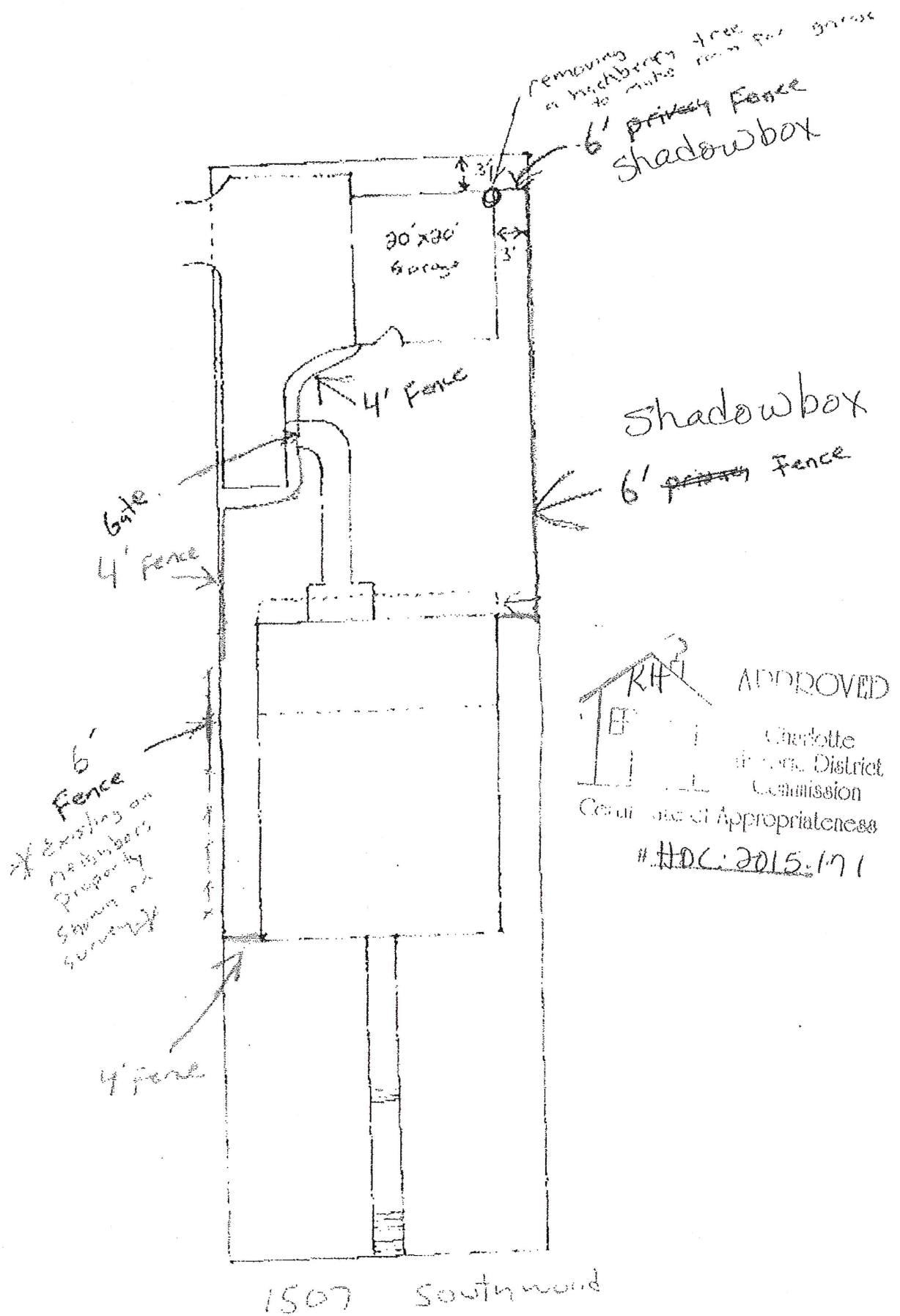


Garage Elevations & Floorplans - July 2015



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 Certificate of Appropriateness  
 # 1706-2015-171





Fence Location - July 2015