



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

**CERTIFICATE NUMBER:** 2016-033

**DATE:** 1 March 2016

6 October 2016 - Renewed

**ADDRESS OF PROPERTY:** 408 Walnut Avenue

**HISTORIC DISTRICT:** Wesley Heights

**TAX PARCEL NUMBER:** 07103319

**OWNER(S):** Ella Drevina

**DETAILS OF APPROVED PROJECT:** Accessory building, driveway, windows and mechanical units.

1. The project includes the construction of a new single-car garage. The proposed structure will be located behind the house at the end of an existing concrete driveway. The proposed structure will be 14 feet in height with a footprint of 20'x14', see exhibit labeled 'Proposed Site Plan – February 2016.' Materials will be brick with lapped wood in both gables and the foundation will be articulated with 12"-18" of smooth stucco. The transom window, panelized garage door, rear entry door, trim and all other details will be wood to match the primary structure, see exhibits labeled 'Front and Side Elevations – February 2016' and 'Rear Elevation – February 2016.'
2. The project also includes repaving and extending the existing concrete driveway to the new garage. The driveway will also be slightly widened to approximately 10', see exhibit labeled 'Proposed Site Plan – February 2016.'
3. In the rear yard, the existing deck stairs will be removed. The deck is supported by a combination of wood columns atop brick piers and plain 6x6 wood supports. The four 6x6 wood supports will be changed to the brick pier/wood column design to match existing.
4. On the left elevation, a new tankless water heater will be installed between two windows behind existing HVAC units, which are located behind a 4' stone retaining wall, see exhibit labeled 'Left Elevation – February 2016' and 'Survey – February 2016'. A new wood window with brick mold measuring 14 x 20 will be installed on the basement level of the left elevation.
5. New double-hung wood windows with brick mold will be installed in the boarded up window openings on the basement level. Functional wood shutters will also be added to all basement level window openings. The windows in the front dormer of the primary structure will be replaced with new Simulated True Divided Light (STD L) wood windows that will match existing in design and dimension.
6. The scratched glass in the front door will be replaced with stained glass; the door's unique muntin design will remain the same.

*Continued on next page*

Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards, Replacement Windows and Doors, Landscape and Site Features.

The applicable Policy & Design Guidelines for accessory buildings 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

  
Staff

Proposed Site Plan  
February 2016

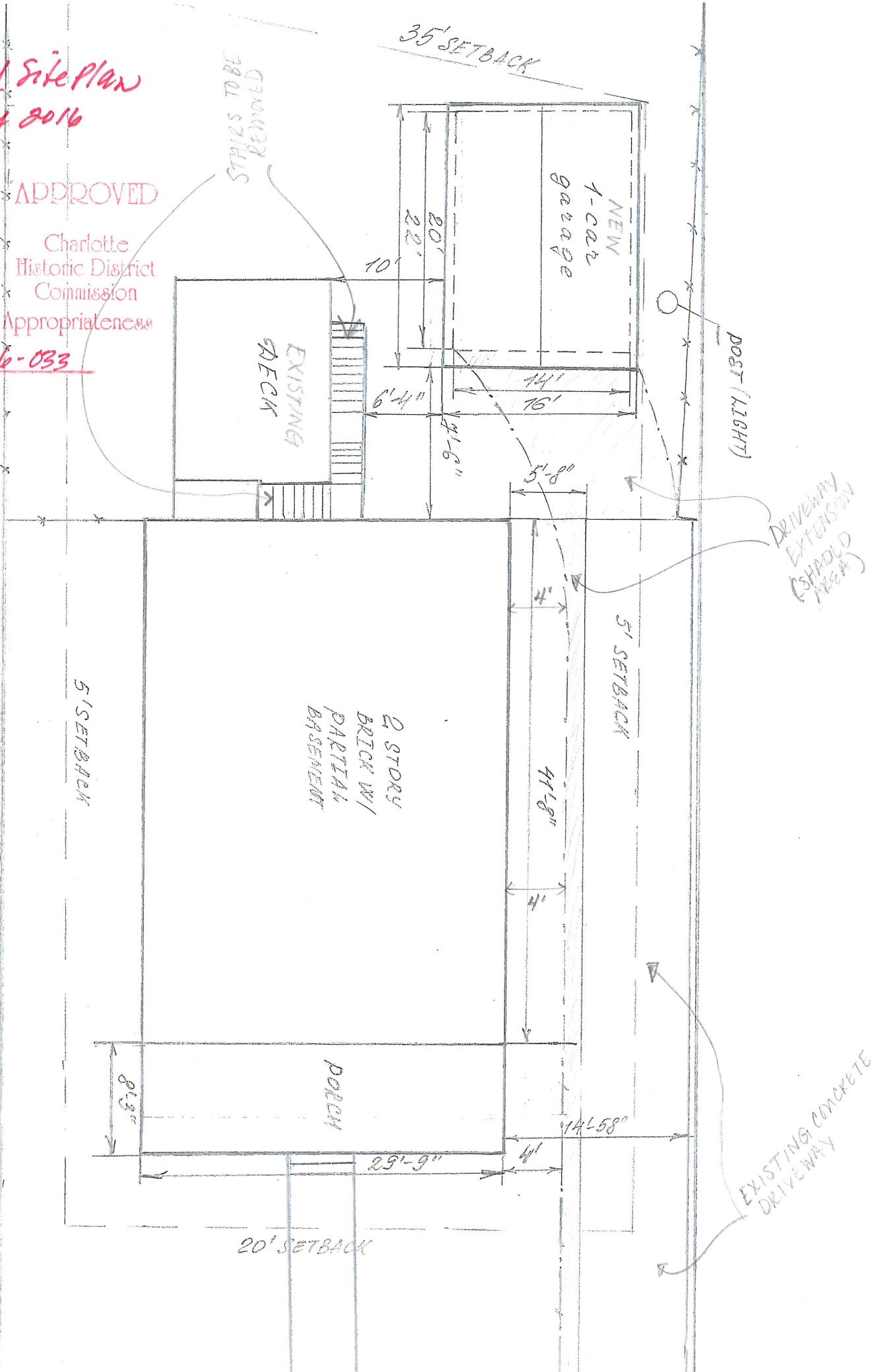


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W 1/4 N

FRONT + SIDE ELEVATIONS -  
February 2016

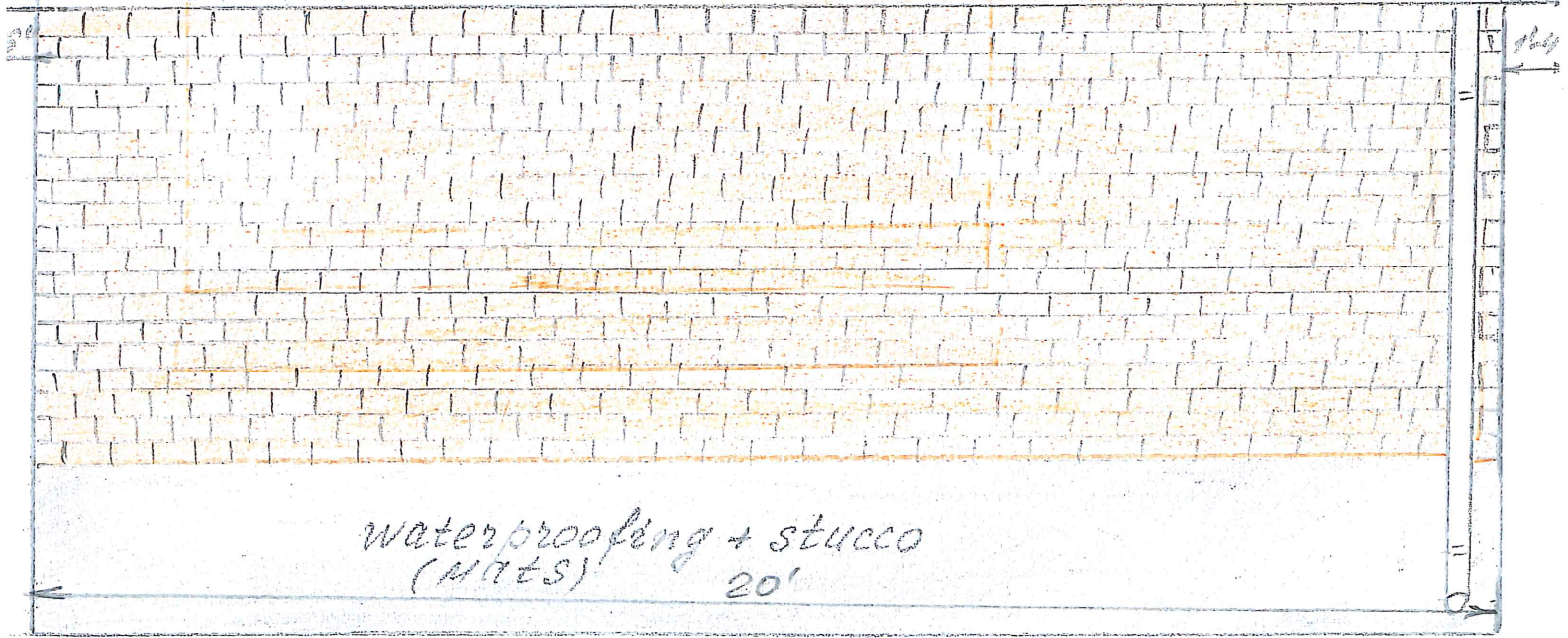
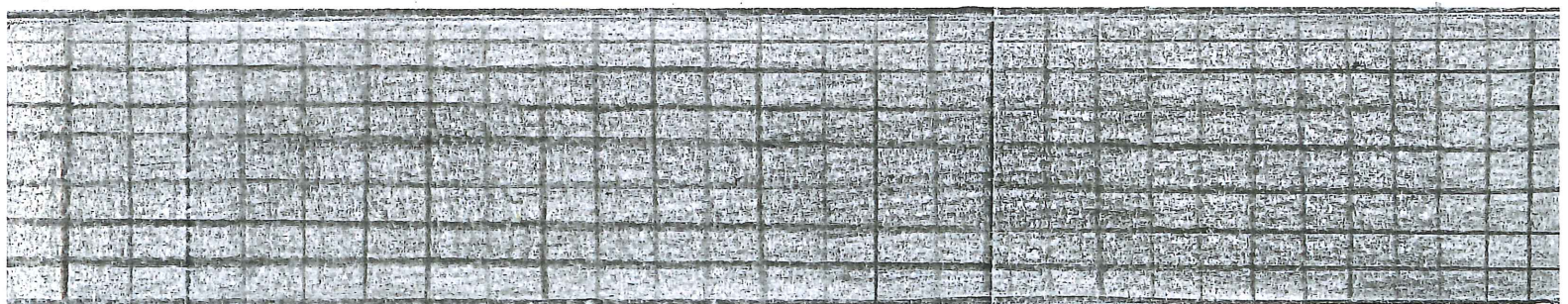
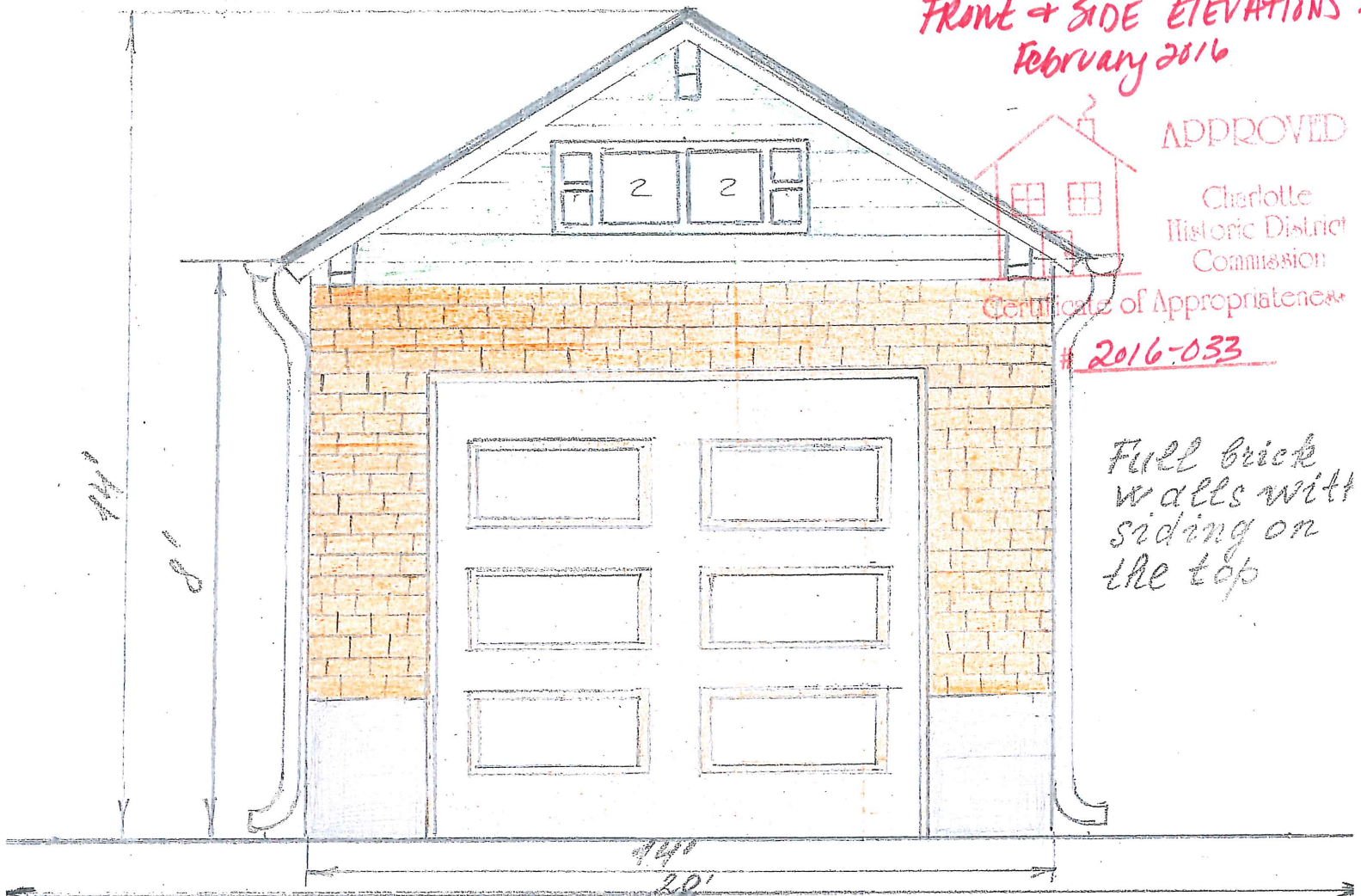
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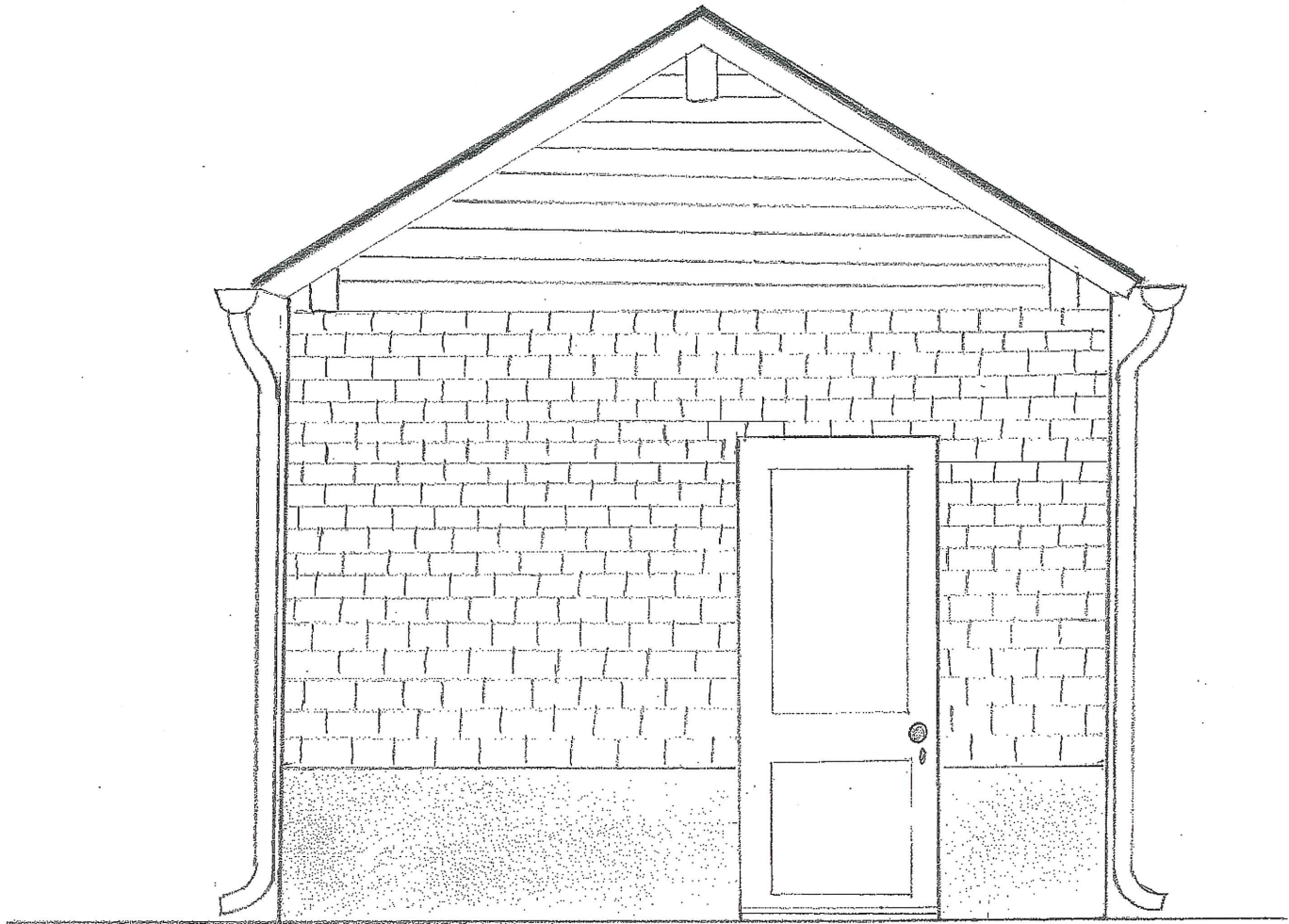
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# 2016-033

Full brick  
walls with  
siding on  
the top

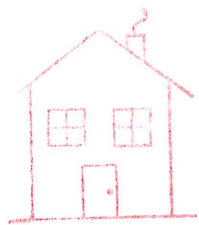


waterproofing + stucco  
(MATS) 20'



rear side

Rear Elevation - February 2016



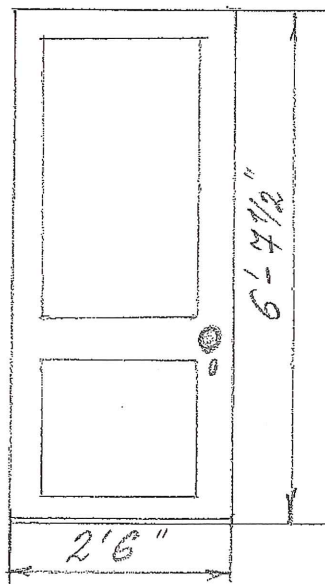
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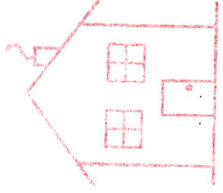
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Size of the door



Left Elevation - February 2016

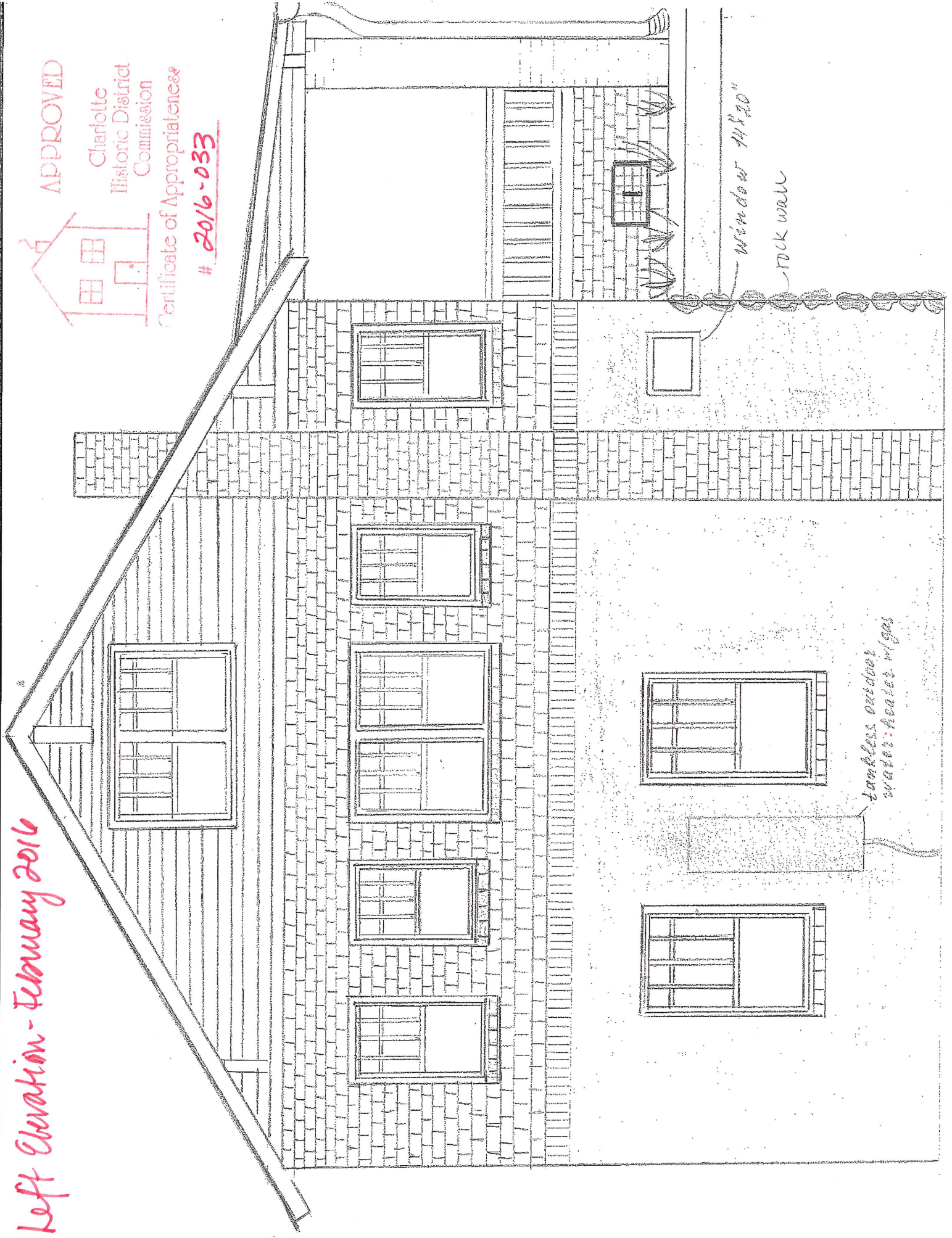


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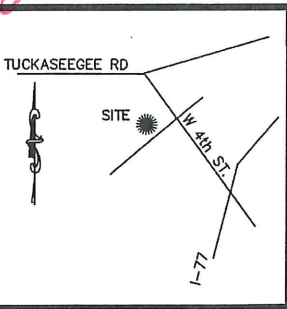


Window 14x20"

rock work

lambs outdoor  
water heater w/gas

*Survey - February 2016*

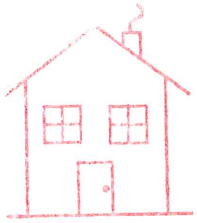


LOCATION MAP  
NOT TO SCALE



I certify that this survey was completed under my direct supervision (as recorded in DB 25646, PG 866); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:88071; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).  
This 28th day of October, 2015.

G. KEMP MILLER, PLS, CFS  
7330 E. Lakeside Dr.  
Charlotte, NC 28215  
704-535-0287  
704-577-6516



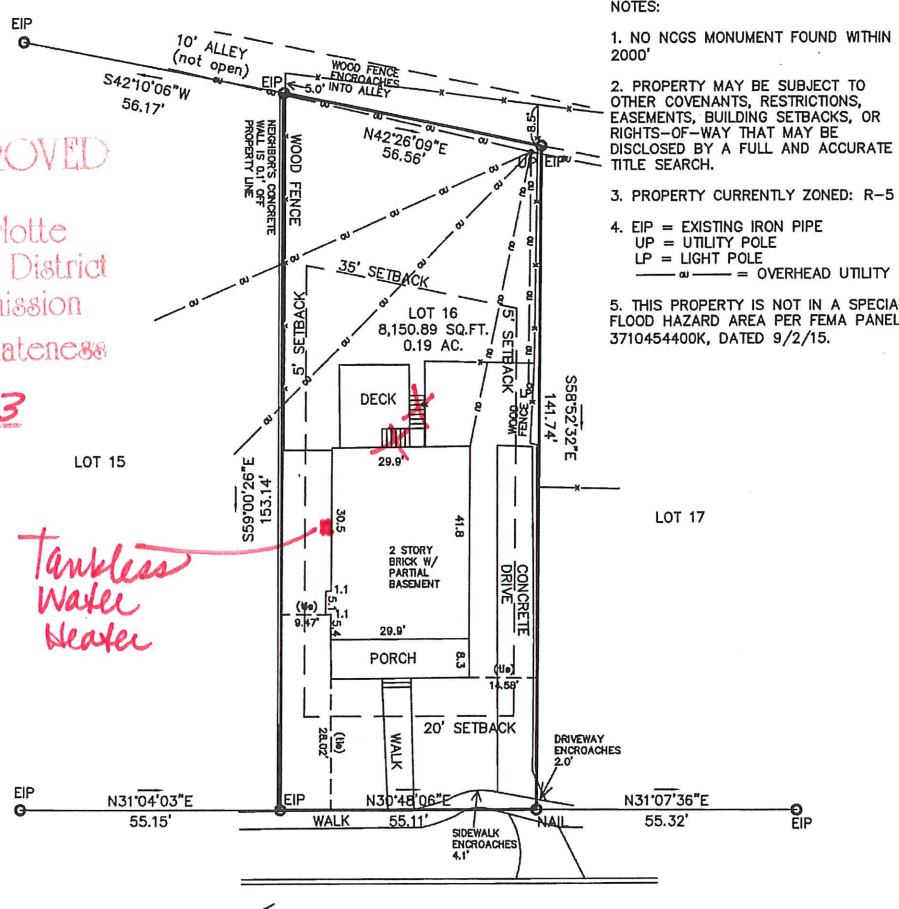
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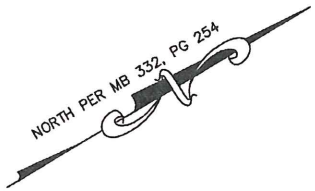
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*Tankless  
Water  
Heater*



NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R-5
4. EIP = EXISTING IRON PIPE  
UP = UTILITY POLE  
LP = LIGHT POLE  
—o—o—o— = OVERHEAD UTILITY
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710454400K, DATED 9/2/15.



WALNUT AVE.  
60' PUBLIC RIGHT OF WAY

**PHYSICAL SURVEY** OF  
LOT 16, BLOCK 17 OF WESLEY HEIGHTS

PROPERTY OF LOCKHART SIMPSON AND ELLA DREVELINA

SCALE: 1"=30'      CHARLOTTE, MECKLENBURG CO., NC  
AS RECORDED IN: MB 332, PG 254

DATE: 10/28/2015  
PID# 071-033-19

FILE #01932\_SIMPSON

408 WALNUT AVENUE

EOC >= 1:10,000