



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: 2016-036

DATE: 26 February 2016

ADDRESS OF PROPERTY: 601 Walnut Avenue

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102205

OWNER(S): Rodrick and Lisa Lenhart

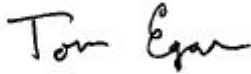
DETAILS OF APPROVED PROJECT: The project is a second story addition and carport addition to an existing garage and the extension of an existing driveway. The carport addition will extend the existing garage 12'-0" to the rear. The carport will be supported by wood columns atop brick piers to match existing. A second story addition will be constructed above the new carport and existing garage. The ridge height of new addition will be 24', well below the 32' ridge height of the primary structure. The new addition will have a hip roof with a slope, eaves and shingles to match existing. The new double-hung wood windows will have Simulated True Divided Light (STDL) exterior molded muntins in a 6/1 pattern to match existing. Exterior material is wood lap siding with corner boards to match existing. The second story access stairs will have a wood rail comprised of 2x2 pickets that die into a horizontal rail at the top and bottom with an additional horizontal piece of trim on top. All other materials and details of the carport and second story addition will be wood with dimensions to match existing on the primary structure. The driveway extension will be concrete to match existing. The new carport and driveway addition total 610 square feet. Post construction 34.8% of the rear yard will be of impermeable material. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
 - a. Replacement Windows and Doors (page 23)
 - b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
 - c. Landscape and Site Features – Driveways
2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

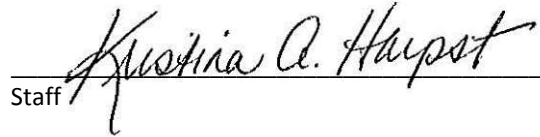
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- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along 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 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

LOT COVERAGE

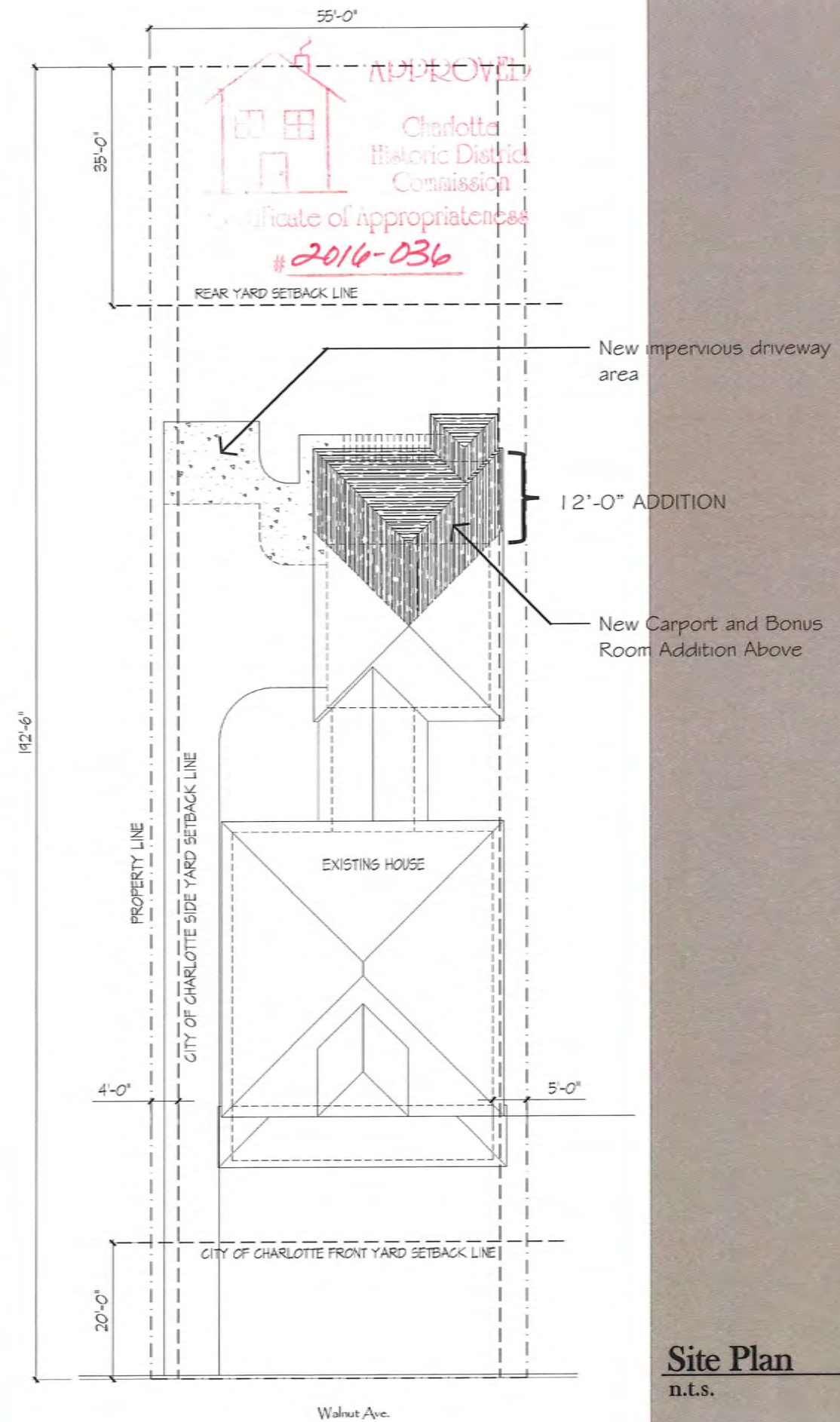
Existing Lot Size = 10,587.5 SF

Existing Rear Yard = 6,178 SF

Existing Rear Yard Impervious Areas
(Buildings and Drive) = 1,540 SF
(24.9% coverage)

New Rear Yard Impervious Areas
(Addition and Drive) = 610 SF

New Impervious Areas = 2,150 SF
(34.8% coverage)



Site Plan
n.t.s.

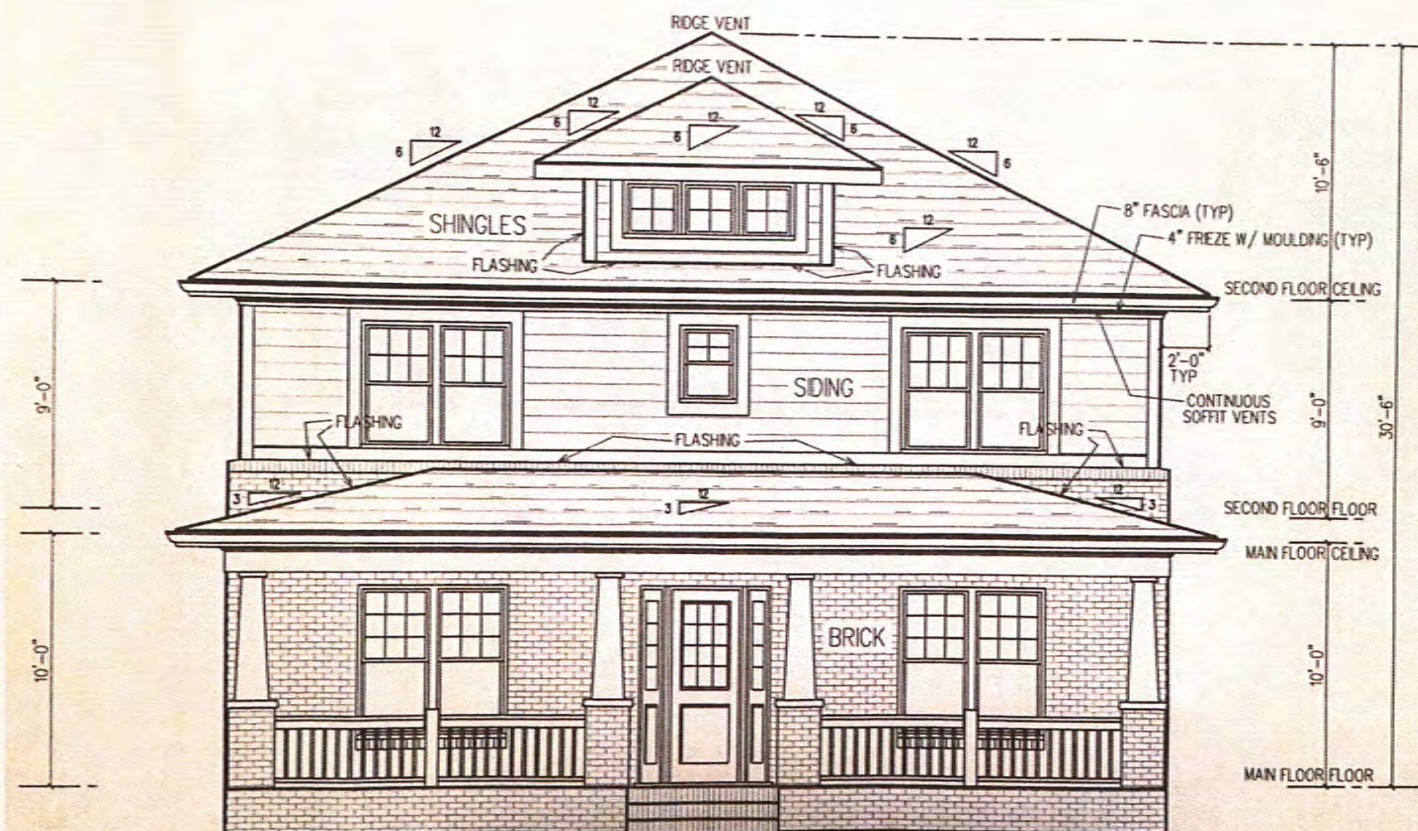
RJC
Design
Group
2733 Arnold Dr
Charlotte, NC 28205
704.770.6903
ralph@rjcinc.com

**Proposed Bonus Room and Carport
Addition to the Lenhart Residence**
601 Walnut Ave, Charlotte, NC 28208

Existing and
Proposed
Elevations

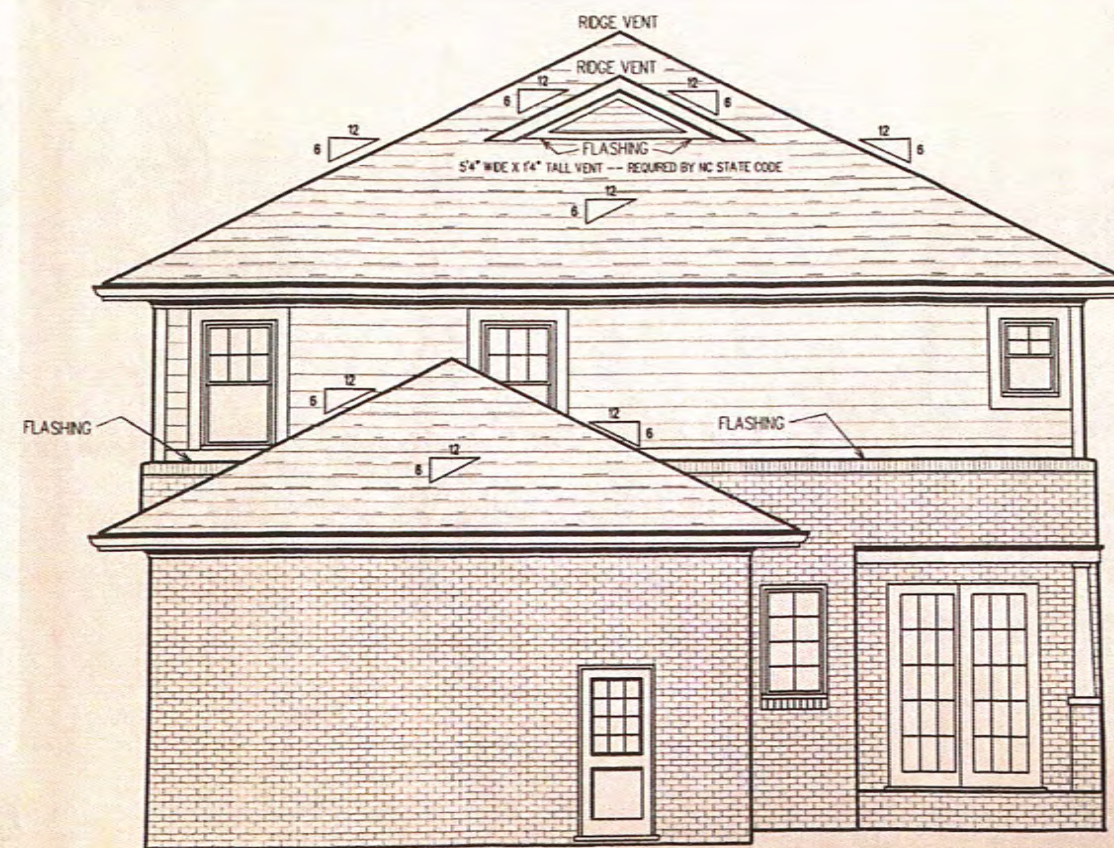
February 17, 2016

SP - 1



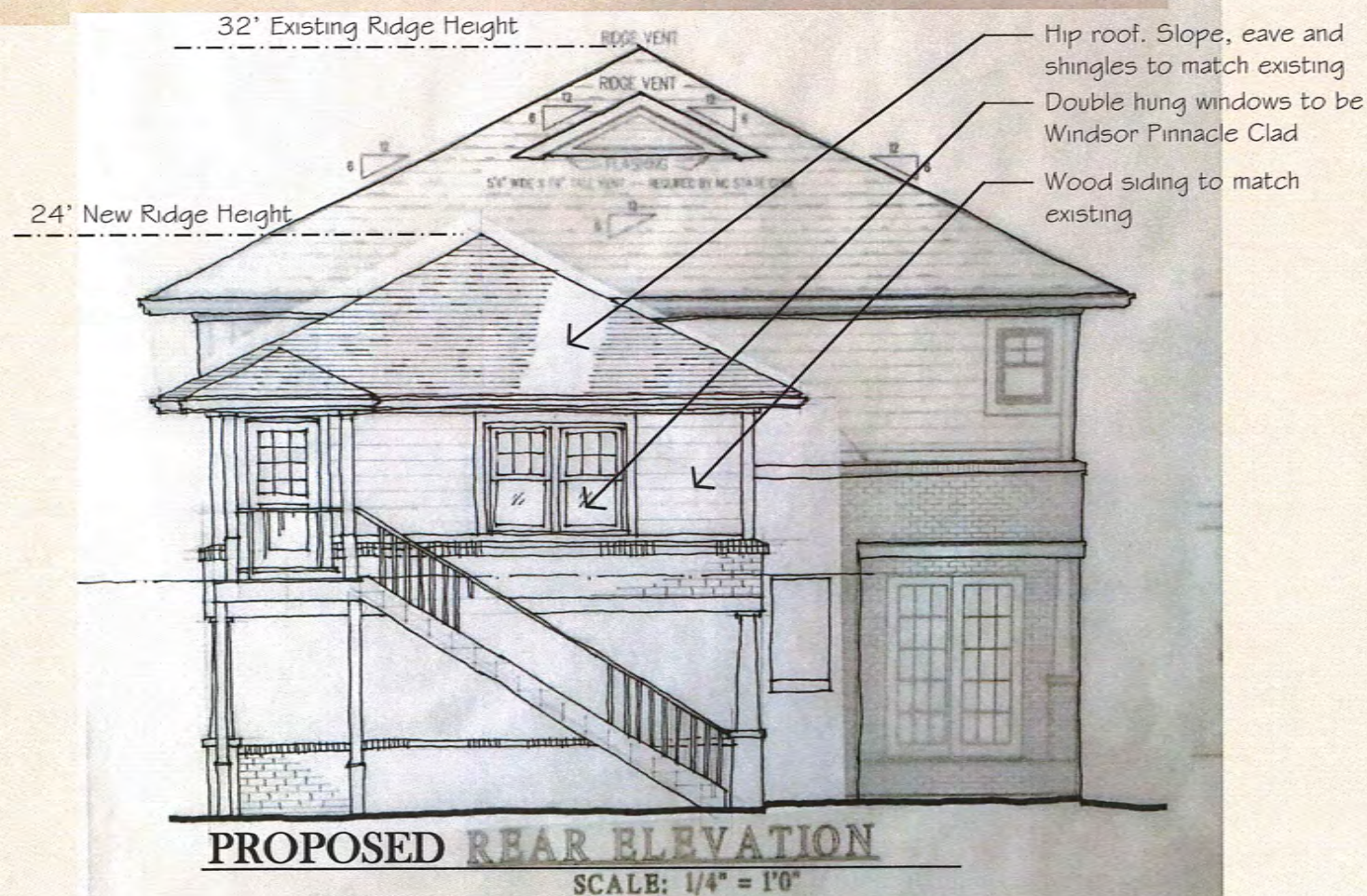
EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'0"



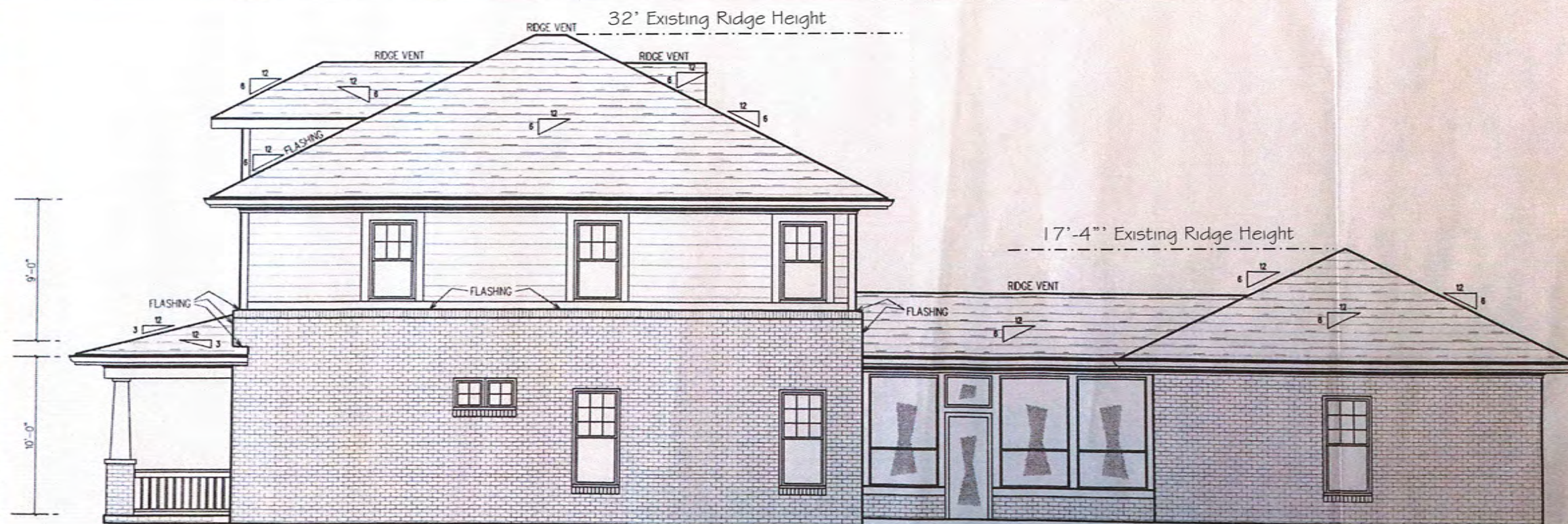
EXISTING REAR ELEVATION

SCALE: 1/4" = 1'0"



PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'0"



EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'0"

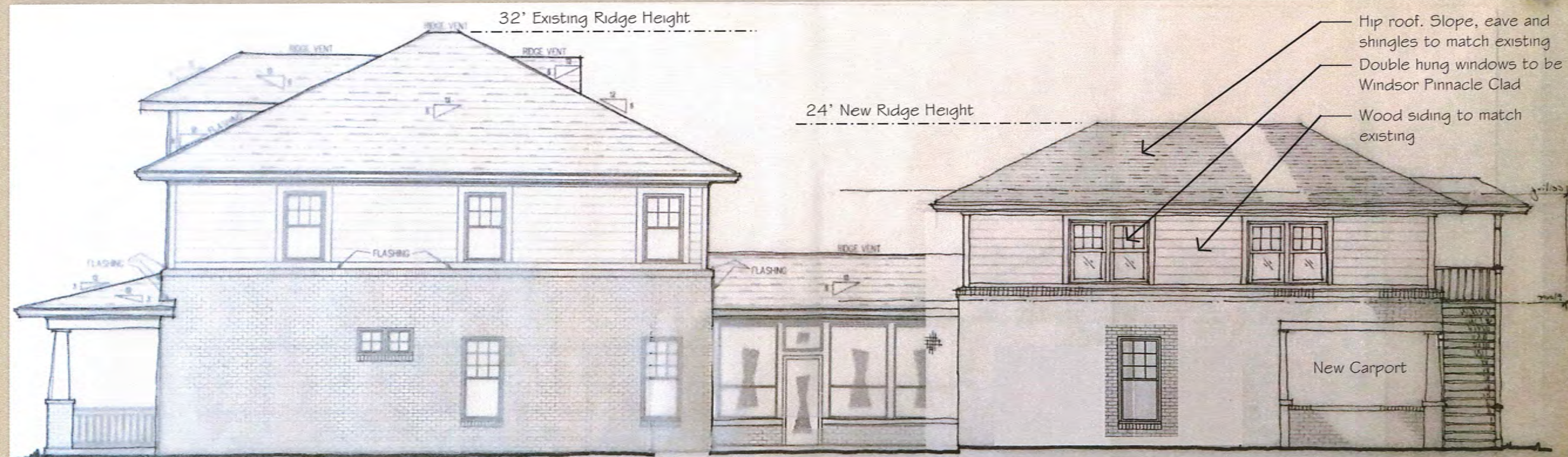


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

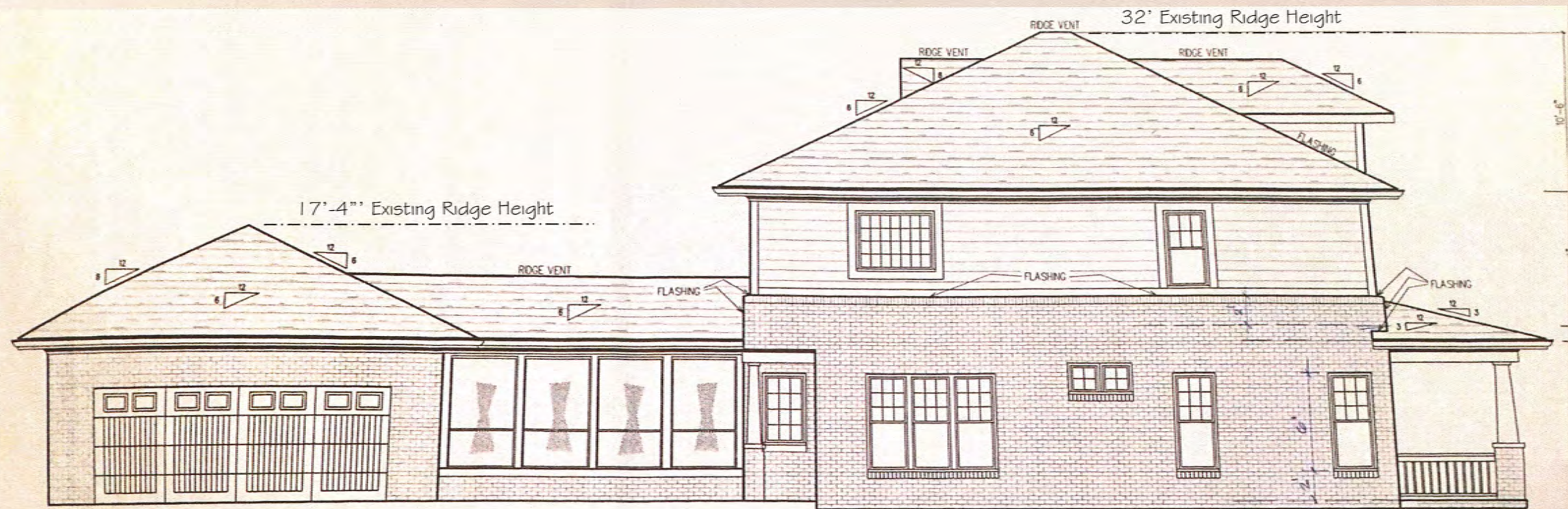
2016-036



PROPOSED RIGHT ELEVATION

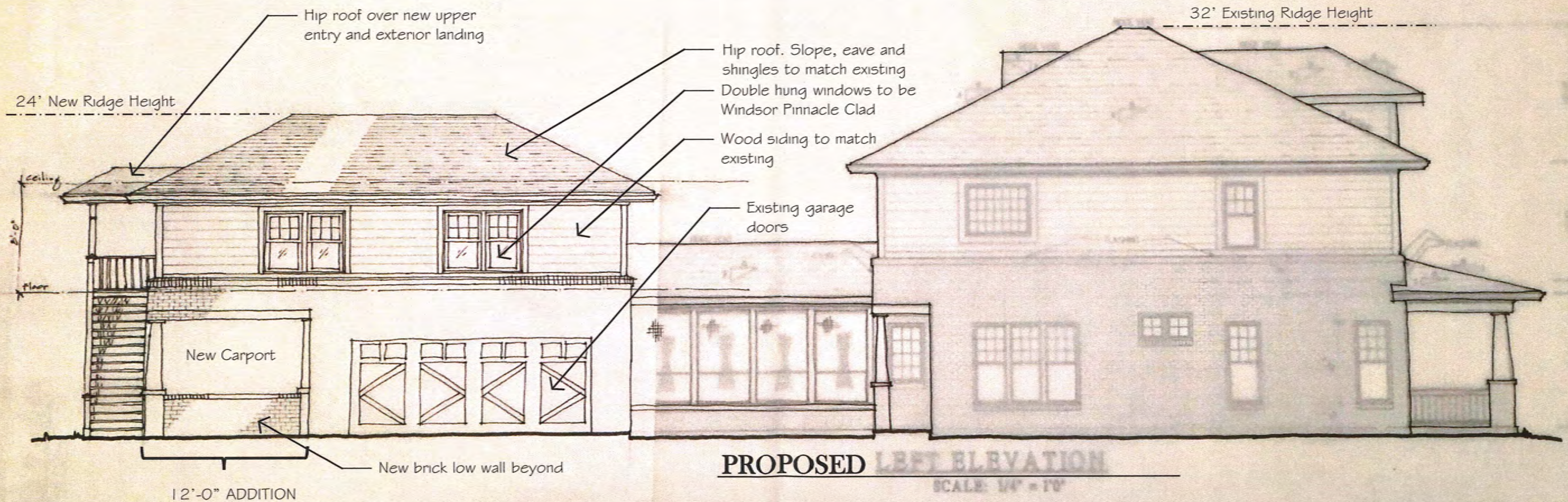
SCALE: 1/4" = 1'0"

12'-0" ADDITION



EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'0"



PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'0"