



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDC 2016 - 068

DATE: 6 May 2016

ADDRESS OF PROPERTY: 724 East Worthington Avenue TAX PARCEL NUMBER: 121.086.12

HISTORIC DISTRICT: Dilworth

APPLICANT: Meghan West of Myron Greer Garden Design

DETAILS OF APPROVED PROJECT: Site changes and renovation. Carriage track drive, in herringbone brick with lawn between tracks, will be added to right side from curb cut to one half way down beside house. Gravel will added to outer edge of tire tracks. Walls of existing garage and garage doors will be removed to create wide openings and the space will become an outdoor sitting area. The back will be solid where a storage area is created. A 4'x6' wood product sided outbuilding will be added in right rear corner. Height will not exceed 10'. The siding pattern will be horizontal lapped wood or if vertical in orientation, then a batten will be added at the joining or at grooves and/or in appropriate spacing. Brick patio will be added between house and garage and curve around in front of the garage. The rear yard impermeable space will not be more than 50%. Backyard will be enclosed by adding portions of wooden picket style fencing where the yard is open. Height will not exceed six feet. An aluminum fence section will be added on right side at offset near back of house. It will attach to a service wall that is attached to the house and the neighbor's fence. One Crepe Myrtle City tree will be removed where the carriage track drive is going in. A Tree Removal Application has been filed with Urban Forestry and a replacement Dogwood tree is proposed for the front lawn. See exhibit labeled '724 East Worthington Avenue Site Plan May 2016'

Applicable *Policy & Design Guidelines – Landscape and Site Features* page 60

1. Inspiration for the design should be drawn from similar historic conditions found in the Local Historic District.
3. Historic precedents indicate appropriate materials such as stone, brick, and concrete.
5. Walks and walkways in front and side yards or those that are substantially visible from the street should follow the historic design precedents of their environment.

Paving page 63

3. In a single-family use, no more than 50% of the rear yard should be of impermeable material, including the roofs of additions to original buildings, paving, deck, patios, and accessory buildings.

Driveways page 64

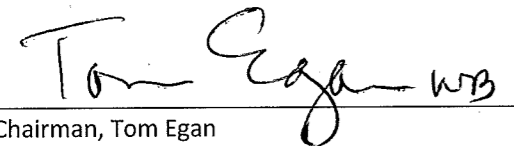
1. Driveways should be as narrow as possible.
2. Driveways that stop at the original building façade are viewed by the HDC as front yard parking pads. And thus are prohibited. All driveways for residential uses should extend

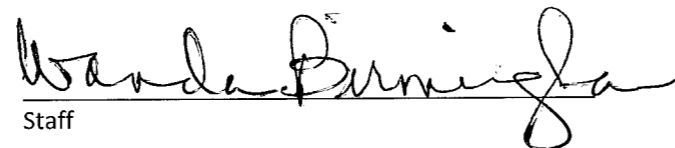
to at least the - extenuating circumstances will be taken into consideration.

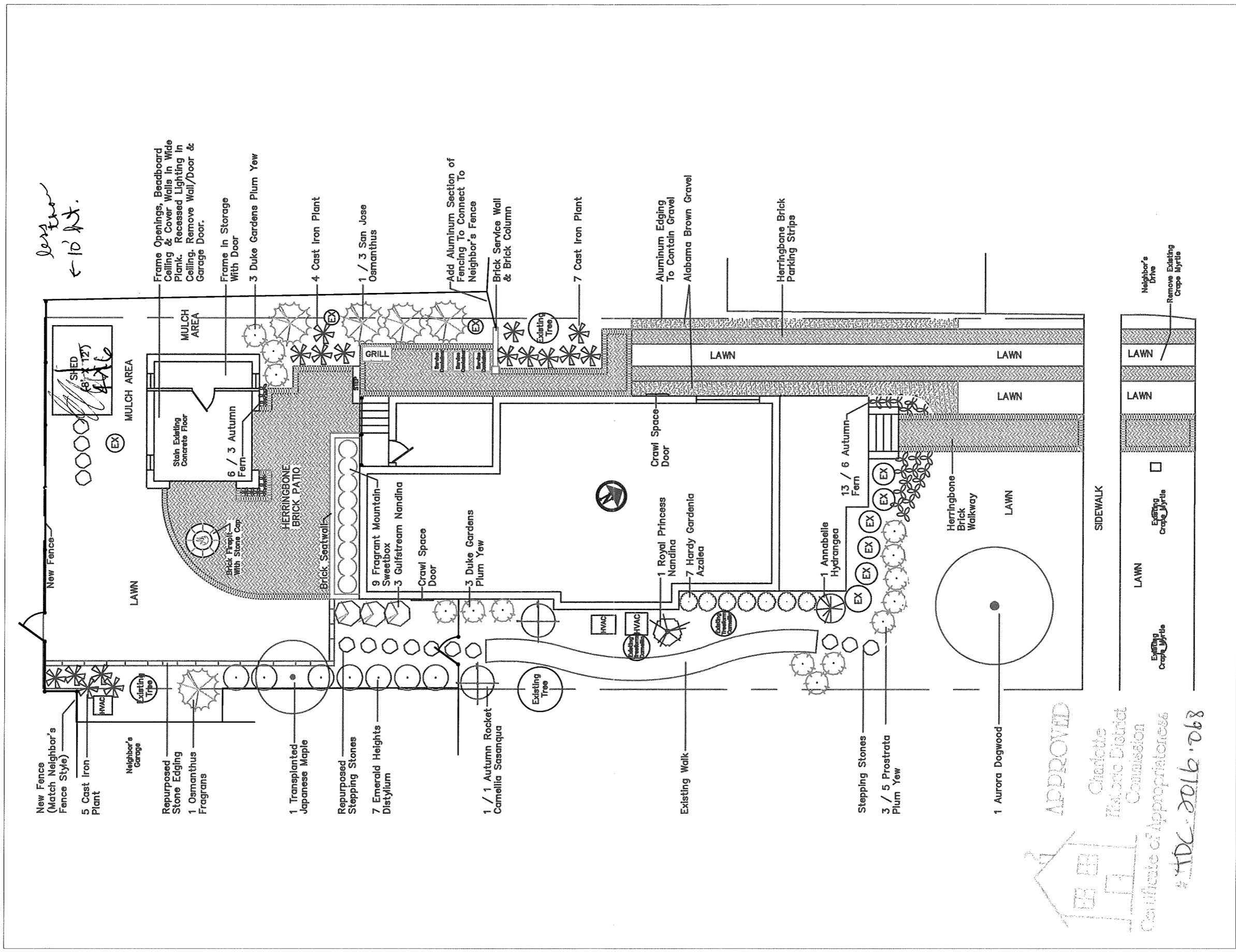
3. Driveways made of twin parallel tire tracks are considered important historic features and should be maintained where possible. Also, such driveways should be used in new construction and renovation where possible.

- 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 .


Chairman, Tom Egan


Staff



724 E. Worthington Ave.
 Site Plan
 May 2016