CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: 2016-186
DATE: 27 July 2016
31 October 2016_Amended

ADDRESS OF PROPERTY: 922 Magnolia Avenue

HISTORIC DISTRICT: Dilworth

OWNER(S): Scott and Cindy Watson

TAX PARCEL NUMBER: 12111823

APPLICANT: John Zucker

DETAILS OF APPROVED PROJECT: The project is a rear addition, enclosing an existing screened porch and a new accessory building in the rear yard. The rear addition is a one-story screened porch with a rear facing gable roof. The addition will tie onto the house below an existing pair of double-hung windows. Exterior material will be wood shingle siding with all details (brackets, trim, doors, etc.) to match existing. An existing screened porch will be converted to heated living space, with new double-hung wood windows with Simulated True Divided Lights (STDL) in a 4/1 pattern to match existing. The window trim design, details and materials will match existing. On the rear, a portion of the screened porch will be infilled to create a new rear entry door, which will be wood with STDL muntins to match existing. See attached exhibit labeled ‘Rear Addition – July 2016.’

The new accessory building is a garage and storage space with a footprint of 24’-0” x 36’-0”. The grade to ridge height will be +/- 15'-4 ¾". The garage will feature carriage style doors and double-hung wood windows with STDL in a 4/1 pattern. The materials, design and dimension of all details (brackets, trim, vents, columns, etc.) will match existing on the primary structure. The existing driveway will be expanded approximately 1,640 square feet, and will match existing materials. The new accessory structure will meet the required side and rear yard setbacks. See attached exhibits labeled ‘Site Plan – October 2016’, ‘Accessory Building Elevations – October 2016’, and ‘Accessory Building Floorplan – October 2016.’

After completion of the rear addition, new accessory building, and expanded driveway the total rear yard impervious coverage will be 37.6%.

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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. Work in Rear Yards, new rear yard accessory buildings and structures (page 50)

2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

- 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 Hadim, Chairman

Kristina A. Harpaz, Staff