



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** 2016-256

**DATE:** 6 December 2016

21 November 2017 – Amended/Extension

**ADDRESS OF PROPERTY:** 1419 Lexington Avenue

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12309703

**OWNER(S):** Civil Adams McGowan

**APPLICANT:** Ray Sheedy

**DETAILS OF APPROVED PROJECT:** The project includes changes to the front porch columns, reconfiguring the small one-story addition on the left elevation with new windows and new wood lap siding, a small one-story rear addition, changes to windows and doors, and a new fence. Exterior details of the addition are wood lap siding, wood windows with wood trim to match existing and roof details to match existing. On the rear, a new concrete patio edged in brick measuring approximately 16 x 18' will be installed with brick access steps to the yard on the driveway side. Changes to doors include a new front entry door and two new sets of French-style doors on the rear. Muntins, if used, will be molded, Simulated True Divided Light (STD L). All existing windows will be replaced with double-hung wood windows with Simulated True Divided Lights (STD L) in an 8/8 and 6/6 pattern to match existing. On the right elevation a set of small double-hung paired windows will be removed and replaced with a larger single, double-hung window. On the left elevation a set of double-hung paired windows will be removed and two smaller double-hung windows will be installed. The header heights of all new window openings will align with existing. Where window changes are made, the exterior walls will be infilled with brick and mortar to match existing. See attached plans.

An existing dilapidated brick fence along the right property line will be removed. A new fence will be installed on the right property line beginning at the current rear corner of the house and extending on the outside of the driveway to the rear corner of the property. The finished fence will not exceed six feet in height with all framing members facing inward to the property being enclosed and the wood pickets will be painted or stained, see attached fence plan. The existing metal driveway access gate will remain. The project also includes the removal of existing concrete in the rear yard, which will be replaced with gravel, see attached site plan.


All other changes to the front elevation and right elevation were approved by the full Historic District Commission on October 12, 2016. See attached plans.

*Continued on next page*

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval – page 23: Fencing, Work in Rear Yards, and Replacement Windows and Doors.
2. This application is in compliance with the Policy & Design Guidelines for 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; Windows & Doors, page 26 and Fencing, page 56.
3. The November 21, 2017 amendment also includes a 12 month extension of the original COA date.

- 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

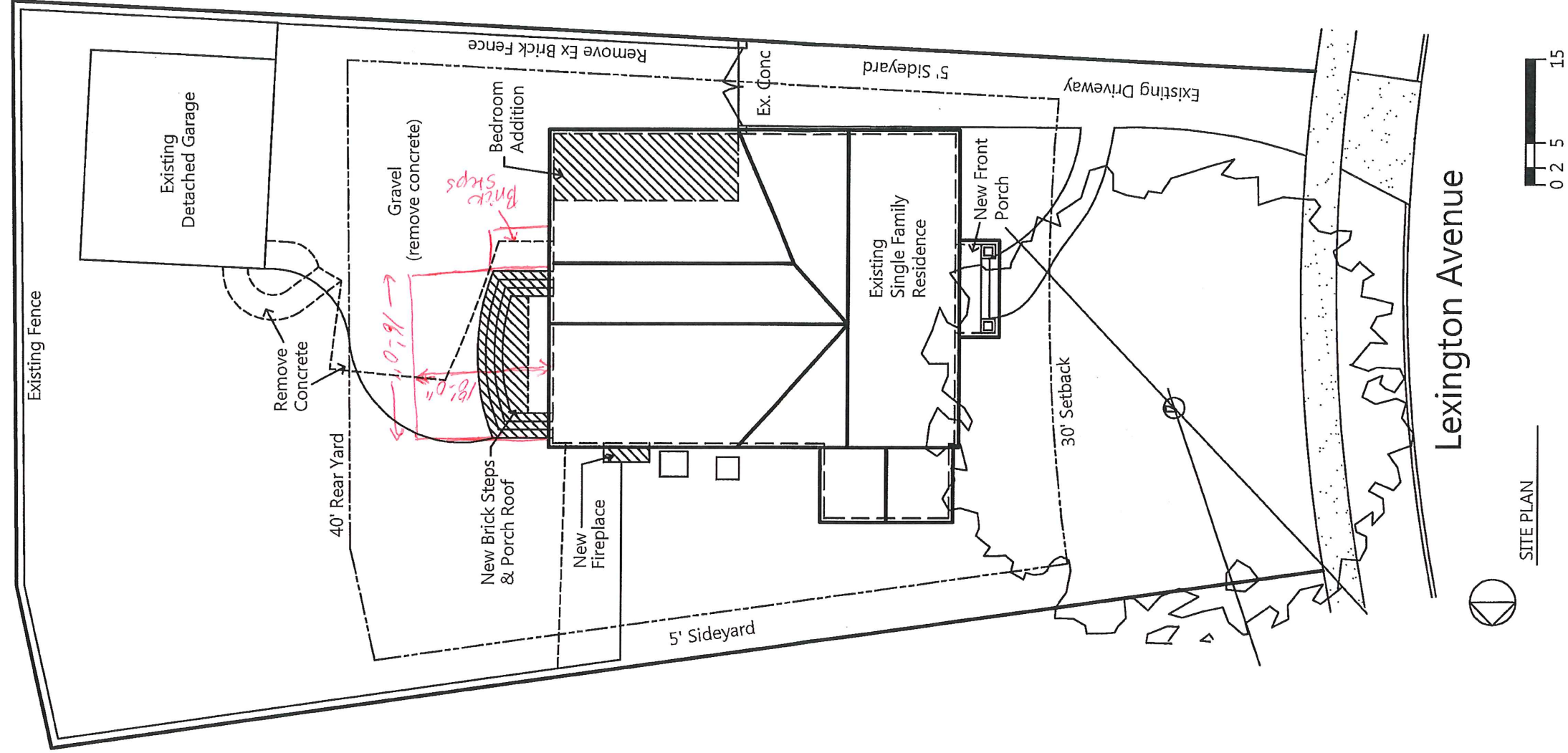


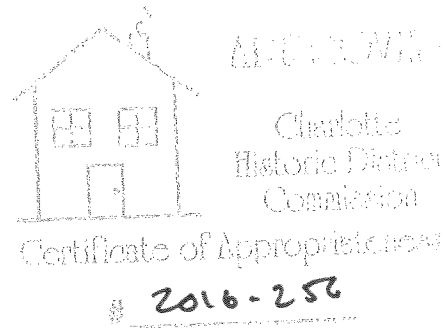
APPROVED

Charlotte  
Historic District  
Commission

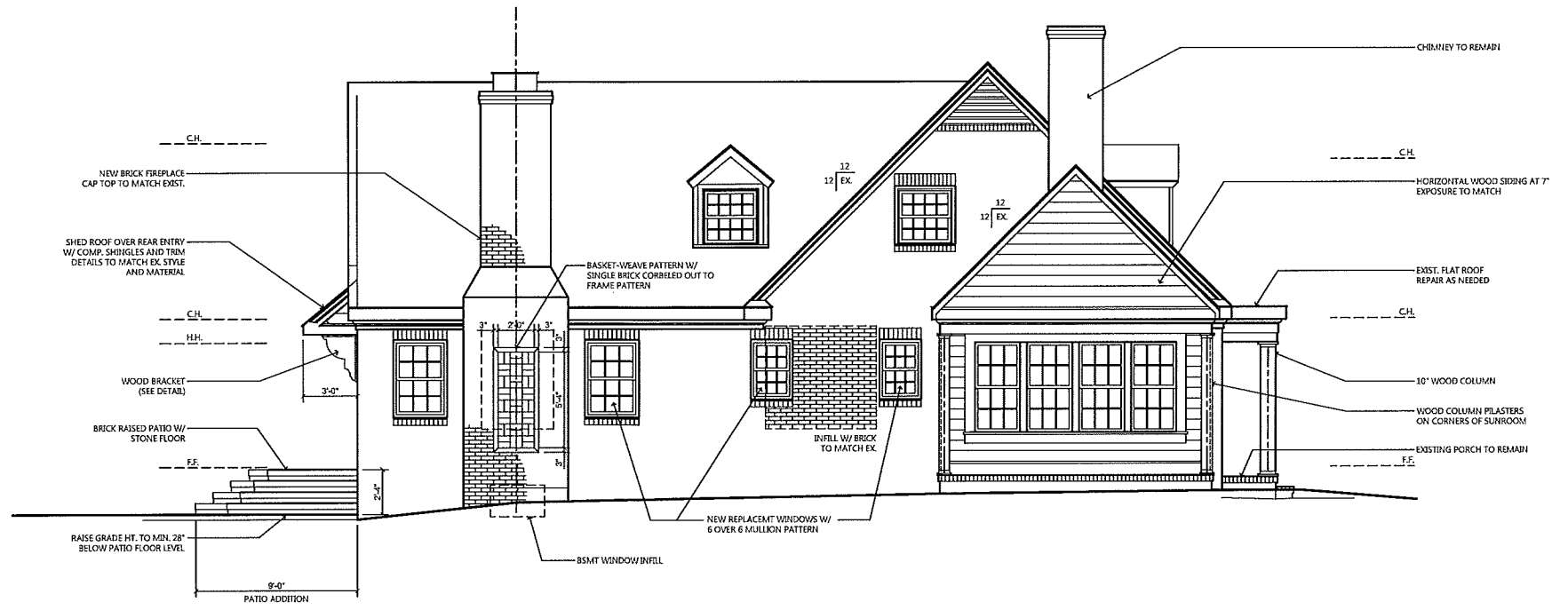
Certificate of Appropriateness

# 2016-256





West Elevation | 1 1/4" = 1'-0"



North Elevation | 2 1/4" = 1'-0"

SHEEDY  
WATTS  
design

1501 E 7th Street, Suite 5  
Charlotte North Carolina 28204  
704 763 2219

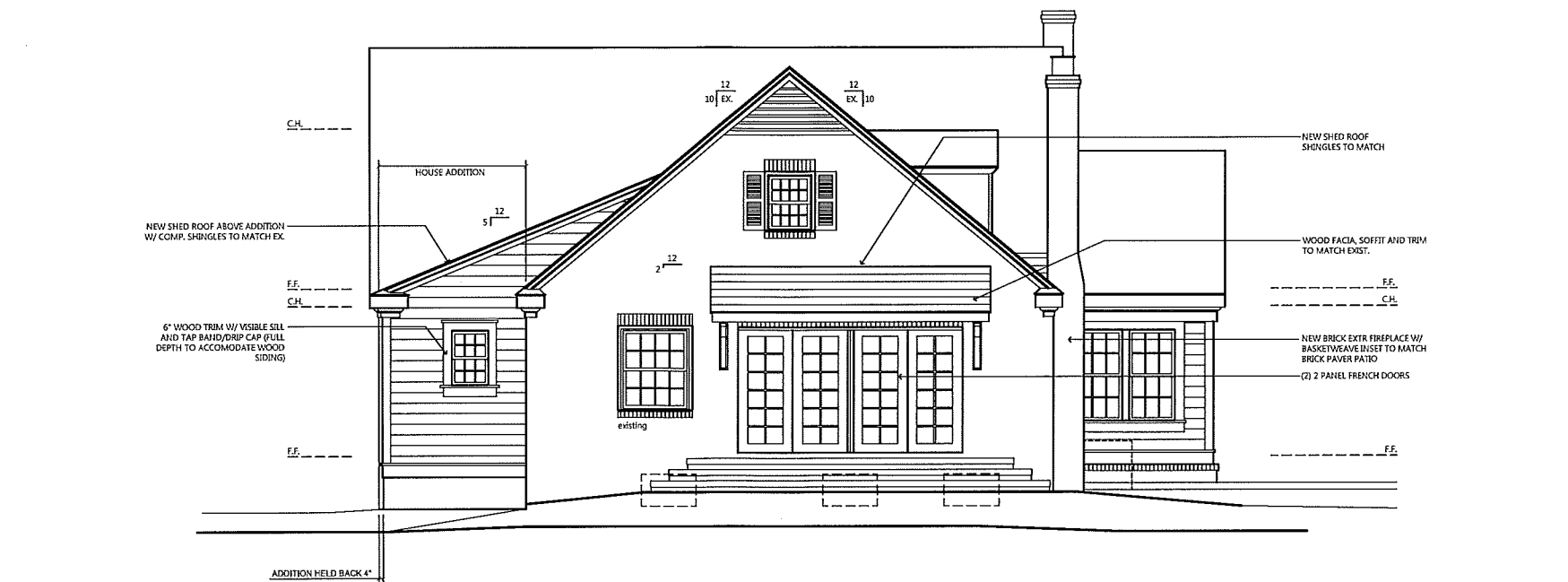
Consultants

McGowan  
Residence  
1419 Lexington Ave  
Charlotte NC

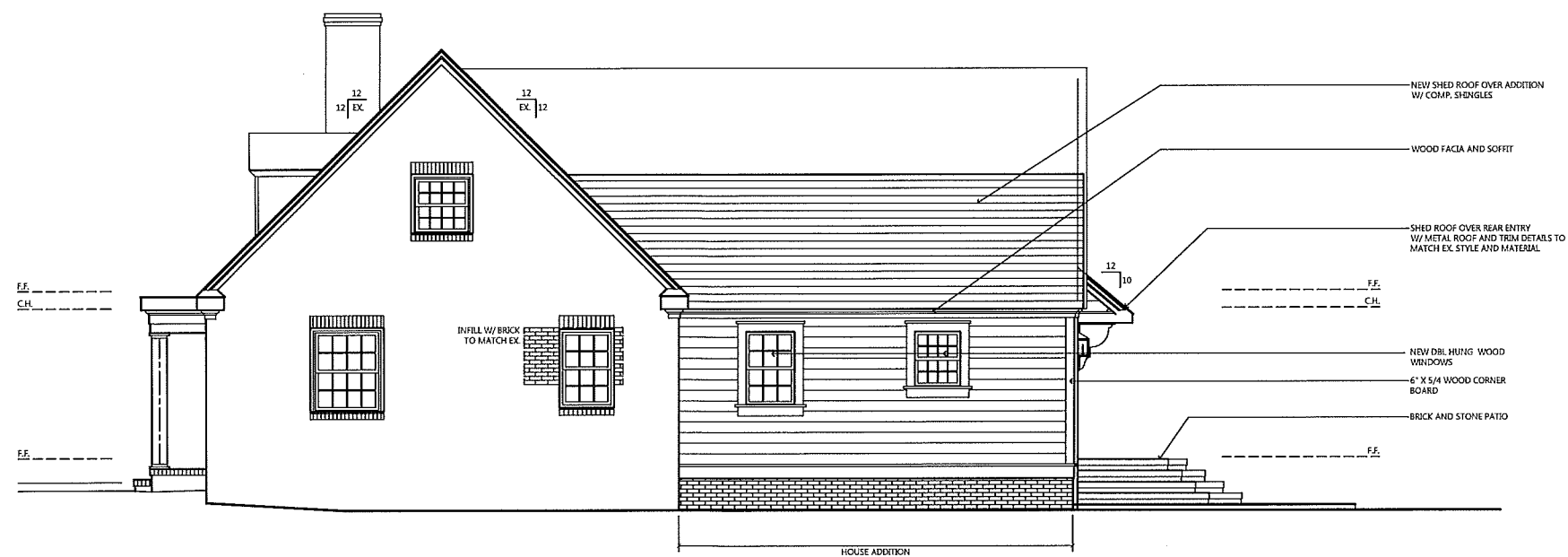
Revisions

Date: December 5, 2016  
Drawn by: CW RLS  
Checked: RLS

Exterior  
Elevations



East Elevation | 1 1/4" = 1'-0"



South Elevation | 2 1/4" = 1'-0"

**SHEEDY  
WATTS**  
*design*

1501 E 7th Street, Suite 5  
Charlotte North Carolina 28204  
704 763 2219

Consultants

## McGowan Residence

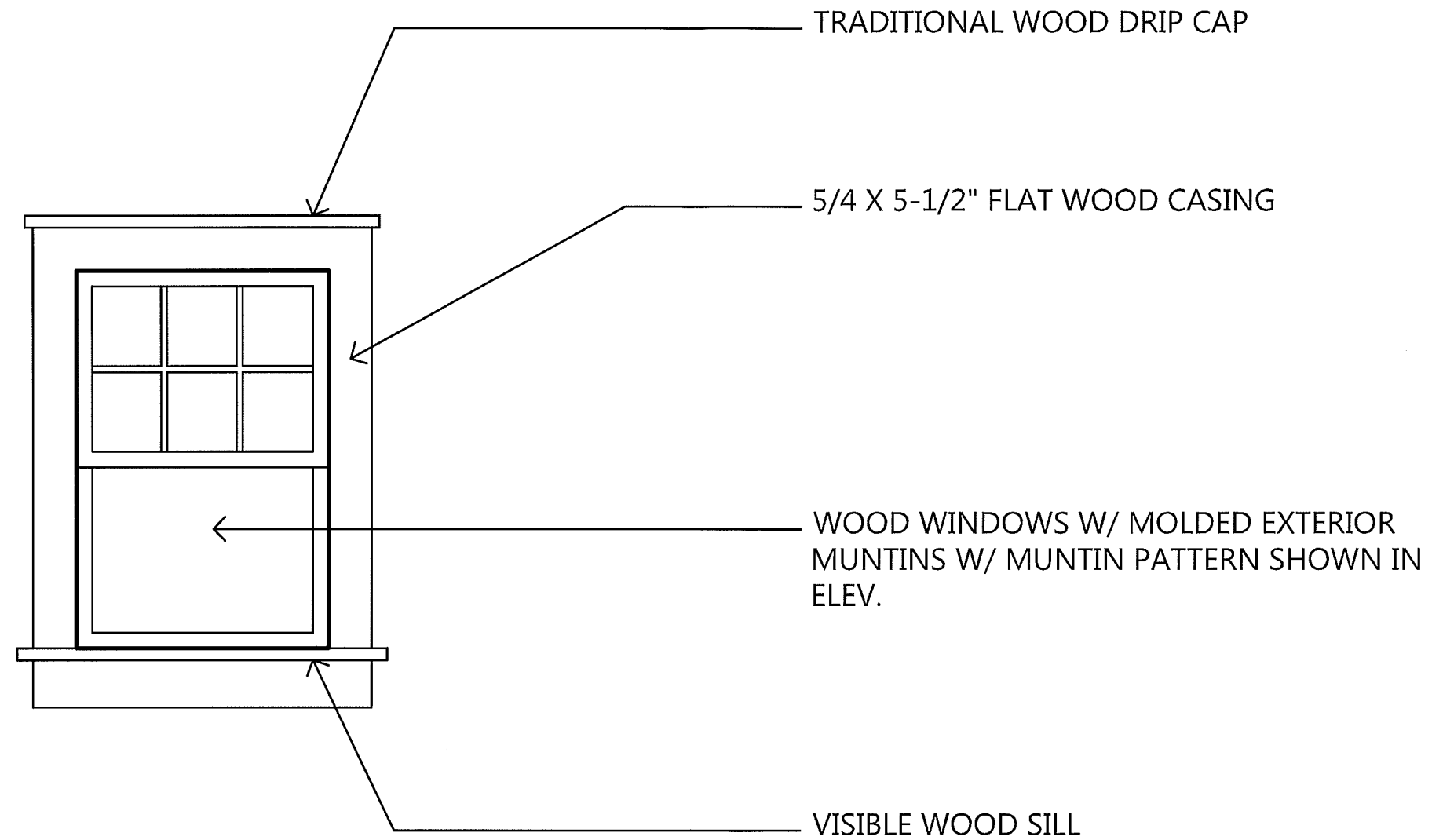
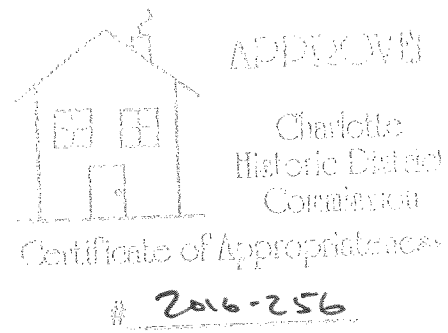
1419 Lexington Ave  
Charlotte NC

Revisions

Date: December 5, 2016  
Drawn by: CW RLS  
Checked: RLS

Exterior  
Elevations

A2.1



NOTE: ALL EXISTING WINDOWS (TO BE REPLACED)  
AND ALL NEW WINDOWS WILL BE MOLDED EXTERIOR  
MUNTINS USING AN 8/1 OR 6/1 MUNTIN PATTERN AS  
SHOWN ON ELEV'S

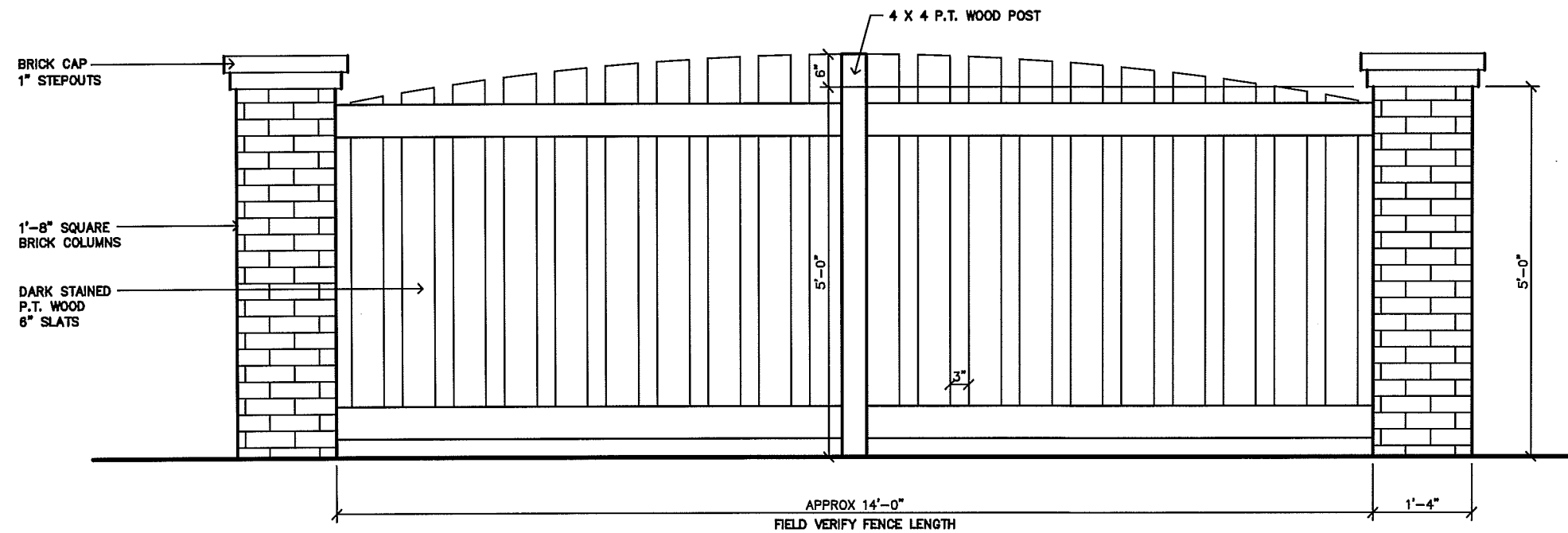


ADDENDUM

Charlotte  
Historic District  
Commission

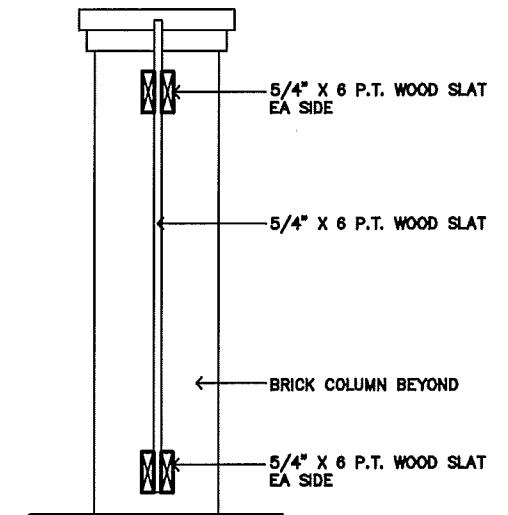
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FENCE DETAIL

ELEVATION



SECTION