



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2017-00098

**DATE:** 16 February 2017

**ADDRESS OF PROPERTY:** 1315 Lexington Avenue

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12309107

**OWNER(S):** Miles and Cathy Smith

**DETAILS OF APPROVED PROJECT:** The project is the addition of a generator unit. The unit will be installed behind existing HVAC units on the right side of the house. Both the existing HVAC units and the new generator unit are located behind a bump-out on the house and are not visible from the street, see attached exhibit labeled 'Site Plan – February 2017.' In addition, both the existing units and the new unit are screened from the neighboring property by a fence.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards
2. The applicable Policy & Design Guidelines for Accessory Structures (page 55) 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.

  
Jim Haden, Chairman

  
Staff

1315 Lexington Ave.  
Charlotte, NC 28203

Miles & Cathy Smith



Proposed location of generator  
beside AC units behind bump-out

*Site Plan - February 2017*



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

#HDCADMIN-2017-  
00098