



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00265

DATE: 6 April 2017

ADDRESS OF PROPERTY: 512 Walnut Avenue

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102148

OWNER/APPLICANT: Andrew M. Cavanagh

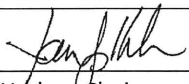
DETAILS OF APPROVED PROJECT: Fencing and Shutters. A new wood fence will be installed around the rear yard. The fence will tie in at the rear corners of the house. The new fence will be wood with 4" vertical pickets butt-joined to 6x6 uprights. The fence will be framed off across the top. Fence height will not exceed six feet, with the exception of any decorative elements atop the uprights. A double access gate in the same style as the fence will be located on the right side of the house. All framing members of the fence and gates will face inward to the property being enclosed or both sides will be the same. The finished fence and gates will be painted or stained after an appropriate curing period. See attached exhibits labeled 'Site Plan – April 2017,' and 'Fence Design – April 2017.' The project also includes the installation of shutters on the windows on the front elevation. The shutters will be painted wood with metal shutter-dogs and may either be operable or non-operable. The shutters on the double window will be hinged, so when closed the shutters will fit over the entire window. See attached exhibits labeled 'Shutter Design – April 2017, and 'Double-Window Shutter Installation Plan – April 2017.'"

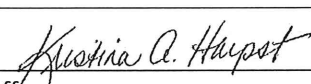
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 24: Fencing.
2. The applicable Policy & Design Guidelines for fencing (page 56) have been met.

- 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.

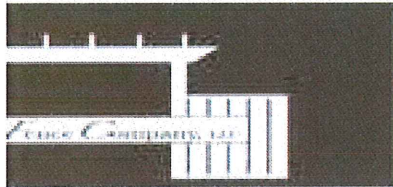
April 6, 2017

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

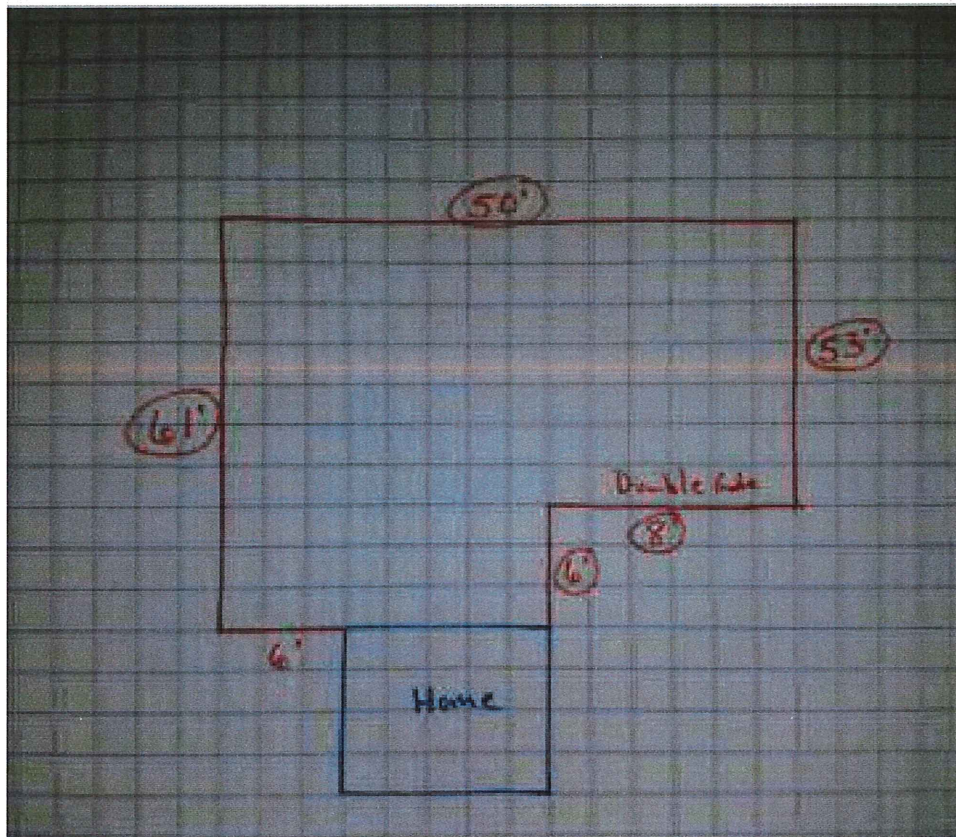

Staff

Done Cavanagh Fence Proposal.pdf



P.O. Box 625
Waxhaw, NC 28173
p. 704-451-2057
f. 704-218-3178
www.legacyfenceco.co

Proposed Fence Layout



Site Plan - April 2017



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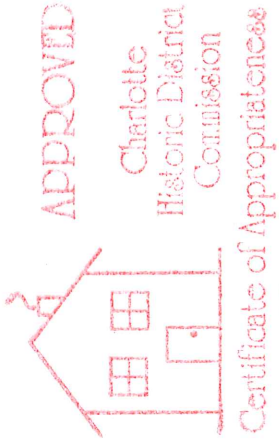
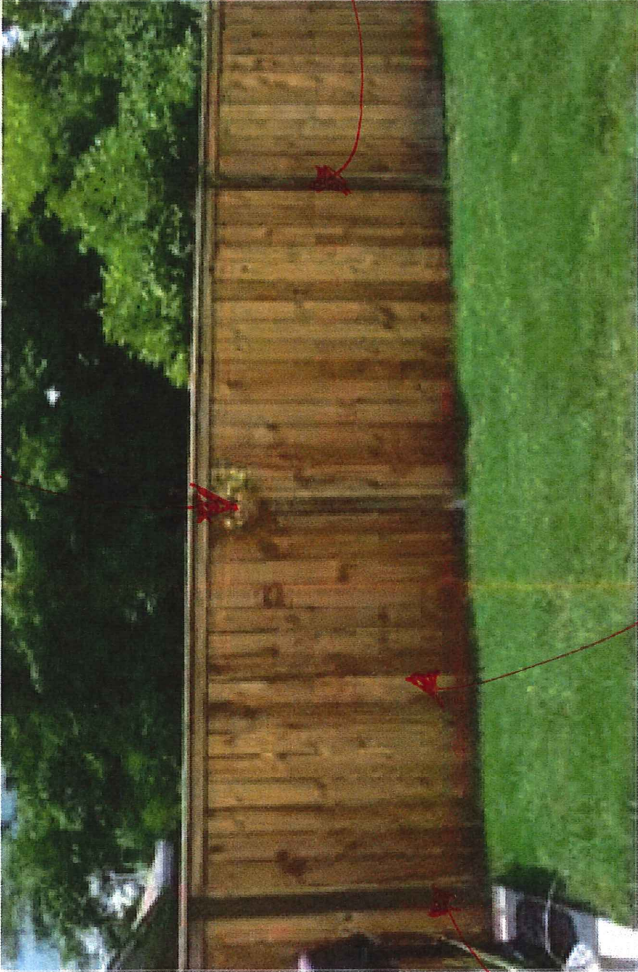
**HDCADMM-2017-00265*

6x6 upright

4x6 upright

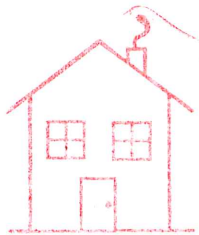
4" wide pickets

6x6 upright



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Shutter Design - April
2017



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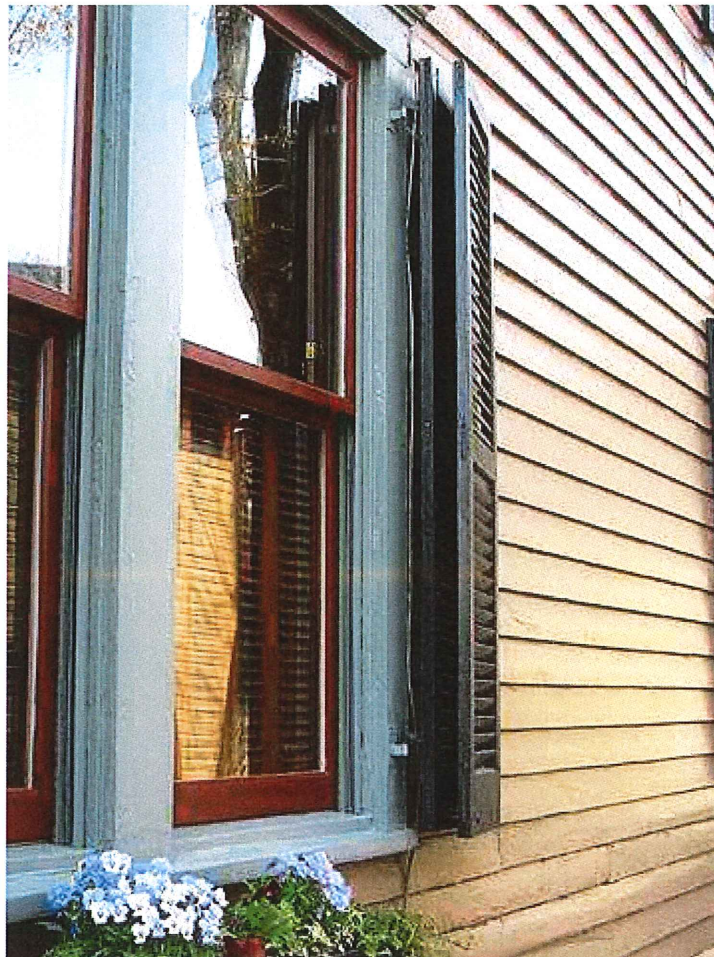
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Double-Window
Shutter Installation
Plan - April 2017



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