CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMR 2017-00285       DATE: 18 April 2017

ADDRESS OF PROPERTY: 420 East Tremont Avenue       TAX PARCEL NUMBER: 121.068.17

HISTORIC DISTRICT: DILWORTH

APPLICANT/OWNER: Angie Lauer of ALB Architecture on behalf of owner

DETAILS OF APPROVED PROJECT: Rear Addition. Existing rear addition will be removed. New hipped roof addition will tie below ridge of existing hip. New rear facing gable will tie onto new hip. Addition is stepped in from sides of house. See exhibit labeled ‘Site Plan 2017’. Materials (including siding, foundation, windows, roofing, trim, etc.) and details (including corner boards, siding dimensions, soffit/fascia treatment, overhang, rafter tails, window configuration, etc.) will match existing. See exhibits labeled ‘Elevations Left and Rear April 2017’ and ‘Right Elevation April 2017’. Percentage of addition compared to house is less than 50%

Applicable Policy & Design Guidelines – Additions
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof, as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with the massing, form, scale, directional expression, roof forms, and materials foundation, fenestration, and materials.

Administrative Approval – B Work in Rear Yards, including:
Additions that are neither taller nor wider AND do not represent a build-out of more than 50% additional square footage.

➢ This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with

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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, James Haden

Wanda Birmingham
Staff, Wanda Birmingham