



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2017-00386

**DATE:** 15 June 2017

**ADDRESS OF PROPERTY:** 720 Woodruff Place

**HISTORIC DISTRICT:** Wesley Heights

**TAX PARCEL NUMBER:** 07103508

**OWNER(S):** James Carl Aery

**APPLICANT:** Willie Henderson

**DETAILS OF APPROVED PROJECT:** The project is the demolition of a dilapidated, one-story detached accessory building and construction of a new accessory building. The new accessory building will be constructed on a slab foundation in the right rear corner of the property. The building footprint measures approximately 12'-0" x 18'-0". The building will be approximately 11'-0" in height as measured from grade to ridge. Materials include wood T-111 siding, with a batten applied over each groove to give the building a board and batten appearance. The paired entry doors and all windows will be wood. If the windows have muntins, they will be Simulated True Divided Light (STD L) on the exterior of the glass. All windows and doors will have a minimum of 5"-wide wood trim. The corner boards and all other trim will be wood. The new building will meet all required setbacks. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Demolition of Dilapidated Accessory Structures and Work in Rear Yards.
2. The applicable Policy & Design Guidelines for accessory buildings (page 8.9) 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.

  
James Haden, Chairman

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

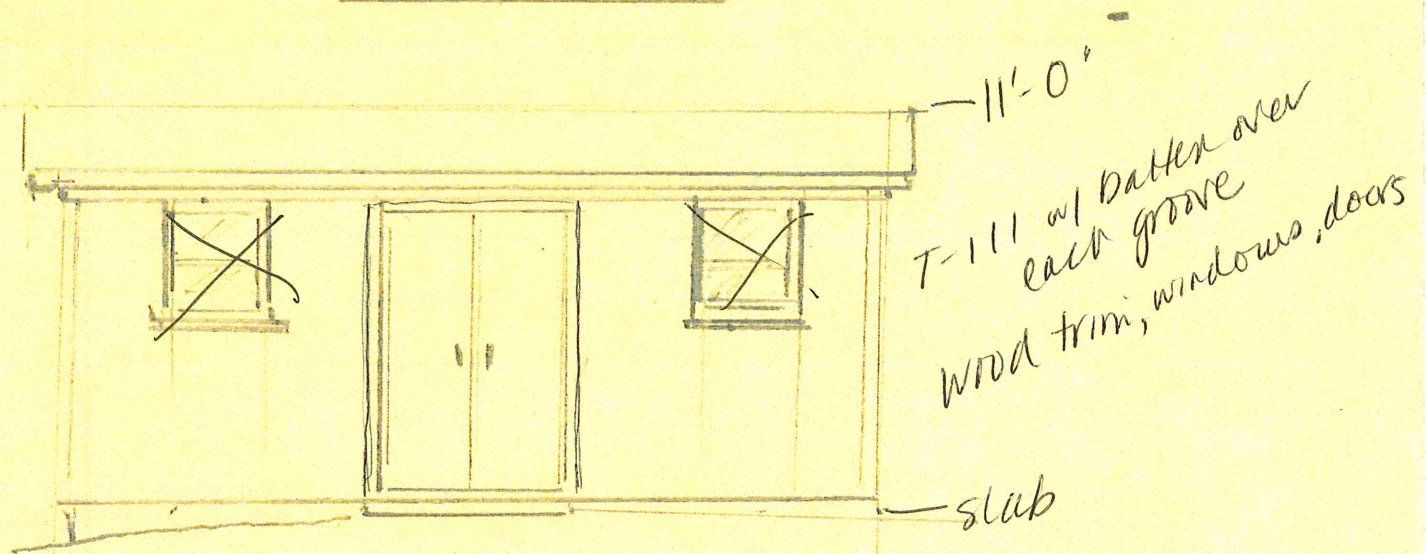
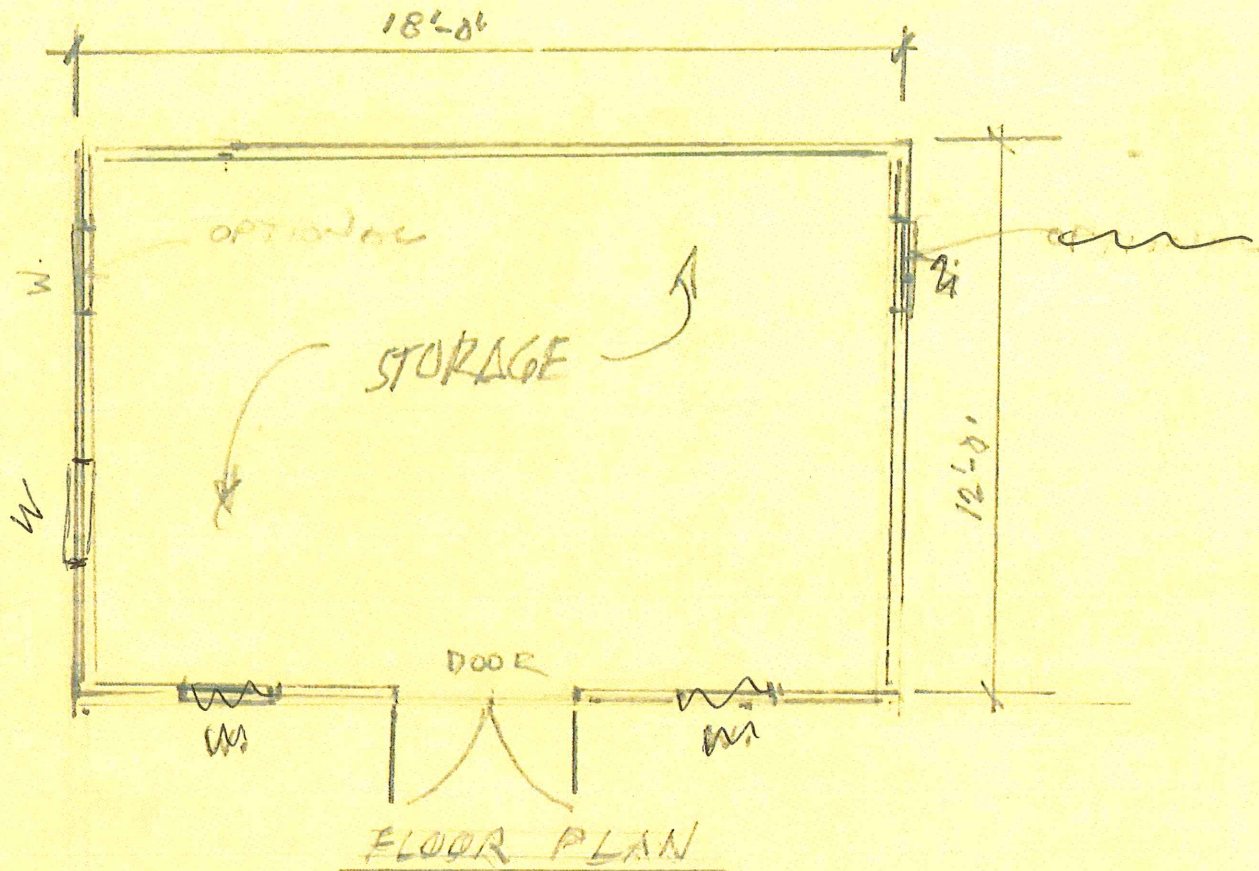
  
Staff

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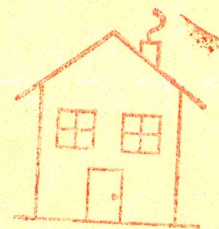


Rear of Property



FRONT VIEW - Street facing

STORAGE BLDG.  
(SKETCH)



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

#HDCADMRM 2017-  
00388