



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00420

DATE: 3 July 2017

ADDRESS OF PROPERTY: 824 Lexington Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12305174


OWNER(S): Sean and Jennifer Flynn

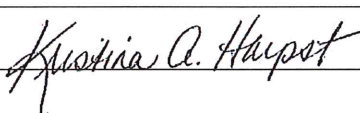
DETAILS OF APPROVED PROJECT: The project is the demolition of a one-story, non-historic, detached accessory building. A new accessory building will be constructed on existing leveling bricks. The footprint of the structure measures 8 feet x 8 feet and is approximately 10 feet in height as measured from grade to ridge. All materials (lap siding, corner board, doors, trim, etc.) are wood and the roof will be architectural shingle to match the primary structure. The shed will be painted or stained to match the primary structure. See attached exhibits labeled 'Site Plan – July 2017' and 'Shed Design – July 2017.'

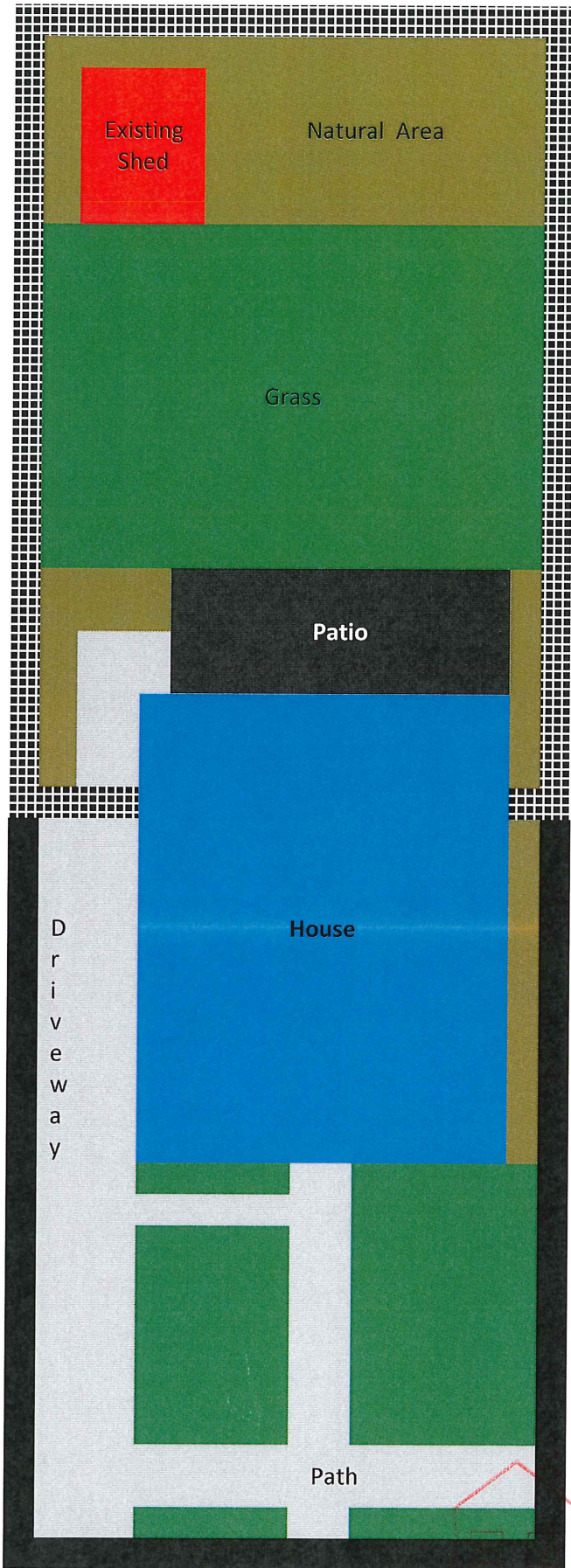
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Demolition of Dilapidated Accessory Structures and Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Accessory Buildings (page 8.9) have been met.

- 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.

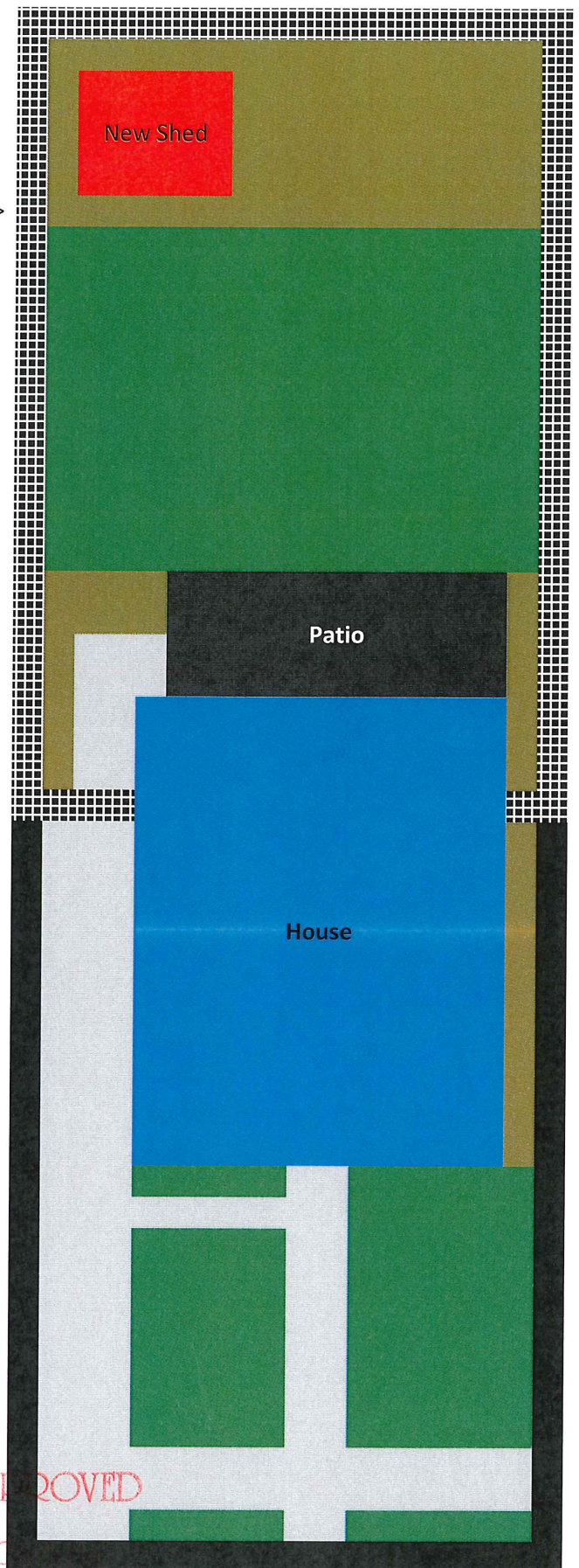
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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

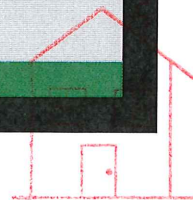

Staff



<Fence>



Site Plan-July 2017



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Commission

Certificate of Appropriateness

#HDGADMRM-2017-00420



Attached is a stock photo from the shed company. The color will change once stained to match the house. I am painting the trim a cream and staining the rest to mimic the house. There will also be a flowerbox added under the window. The Door and Window arrangement will mirror this design

The Structure is 8 feet wide x 8 long x 8 feet high, the structure is entirely wood. The foundation will be wood, built on the existing leveling bricks in place (the footprint will require no grading at all as it is already flat). The roof is a wood gable and will have architectural shingles that match those of the house. The doors are also wood and will be stained.

Shed Design-July
2017



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