



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM 2017-00692

DATE: 6 February 2018

ADDRESS OF PROPERTY: 724 Walnut Avenue

TAX PARCEL NUMBER: 071.021.31

HISTORIC DISTRICT: Wesley Heights

APPLICANT: Architect John Phares on behalf of owner Brian Gay

DETAILS OF APPROVED PROJECT: Accessory Structure and Driveway. Existing asphalt drive will be removed and replaced with a concrete drive up to near the rear corner of the house where it will transition to gravel. See exhibit labeled 'Site Plan February 2018'. 24'x30' one and one half story accessory structure will be located in rear yard and accessed by new driveway addition. Garage doors will be carriage style with a bracketed shed roof element above entry. See exhibit labeled 'SW and NE Elevations February 2018'. Elevation facing back to house will show a primary gable with a secondary gable tucked into right side, stairway to upper floor split into two landings, double entry doors into ground level. A roof will be created, supported by brick columns, over the double doors and over the outside area. See exhibit labeled 'Elevations February 2018 Rear and Facing Primary Residence'. See exhibit labeled 'Floor Plan February 2018'. Materials (including roofing, siding, windows, foundation, trim, etc.) and details (including window configuration, overhang, soffit/fascia treatment, corner boards, etc.) will match existing house.

Applicable *Charlotte Historic District Design Guidelines* – Accessory Buildings 8.9

3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements, and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
6. Garage doors shall either be authentically separate, single bay doors or designed to give the appearance of separate doors rather than one long continuous panel on traditionally designed accessory structures.

This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the Charlotte Historic District Design Guidelines.

- 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.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

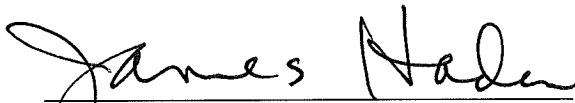
600 East Fourth Street

Charlotte, NC 28202-2853

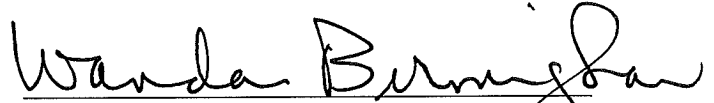
PH: (704)-336-2205

FAX: (704)-336-5123

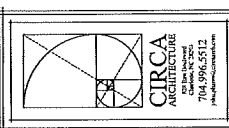
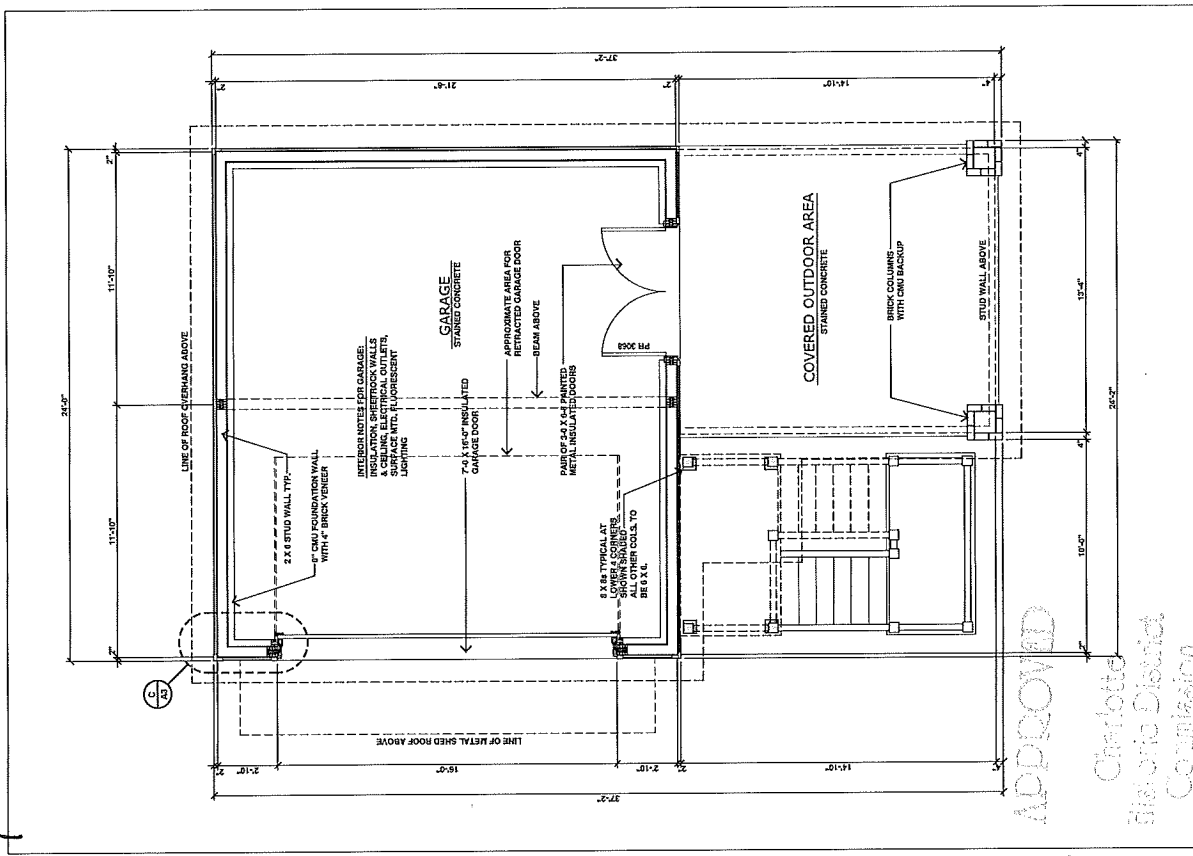
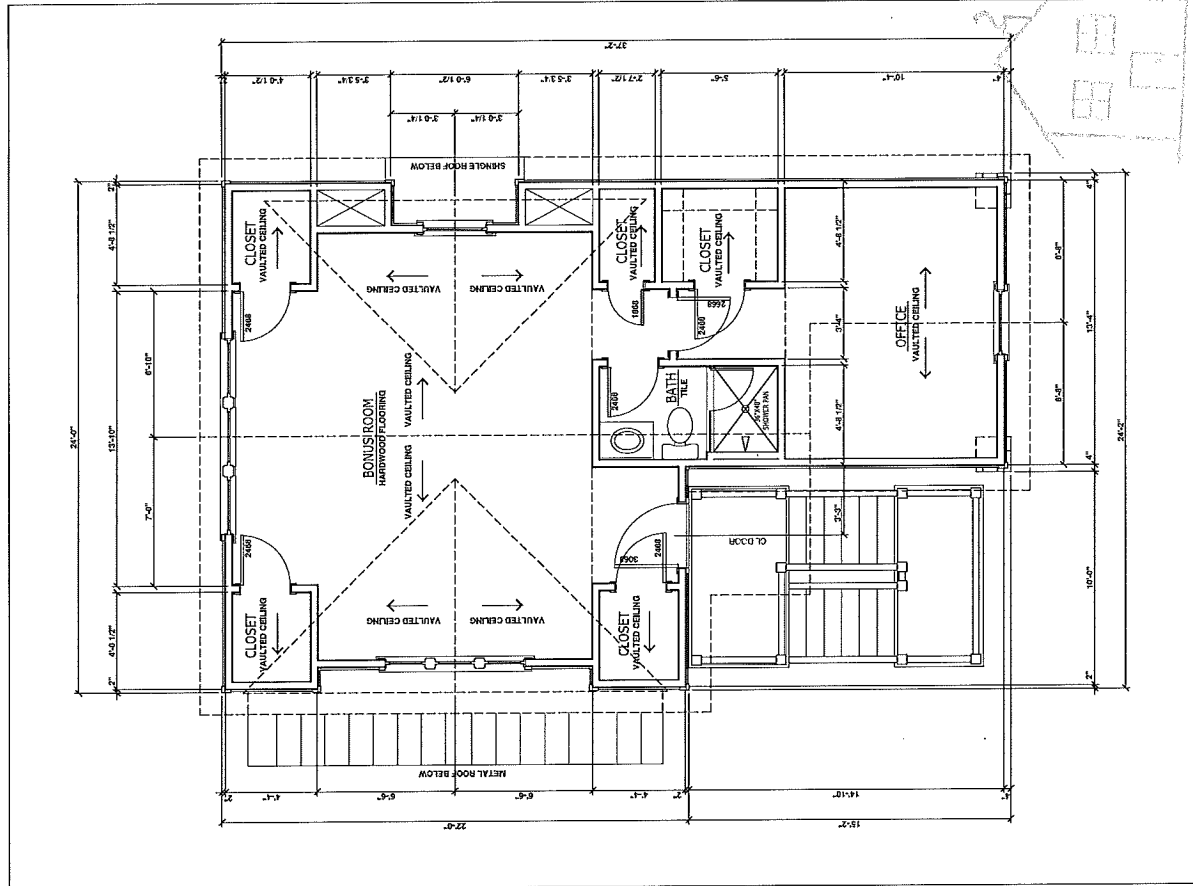
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work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


Chairman, James Haden

WB


Staff, Wanda Birmingham

Floor Plan February 2018



PROPOSED NEW OUTBUILDING FOR GAY PROPERTY
724 WALNUT AVENUE, CHARLOTTE, NC 28208

PROJECT: CA-7-06
ISSUED: 12/22/17
HDC REVIEW SET
CONSTRUCTION SET
REVISIONS

FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN

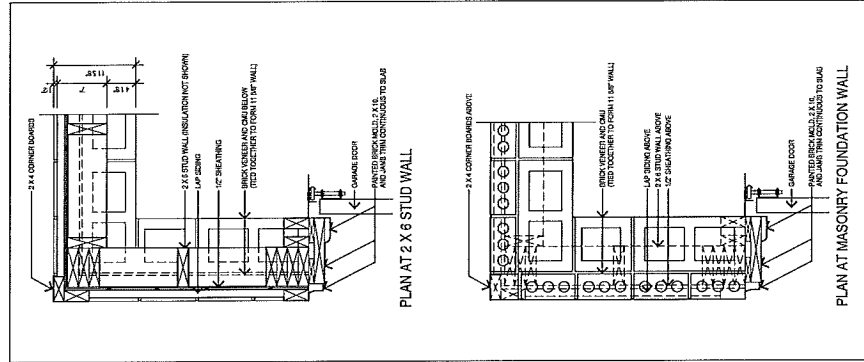
A1

A FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

B SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"

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2017.00692

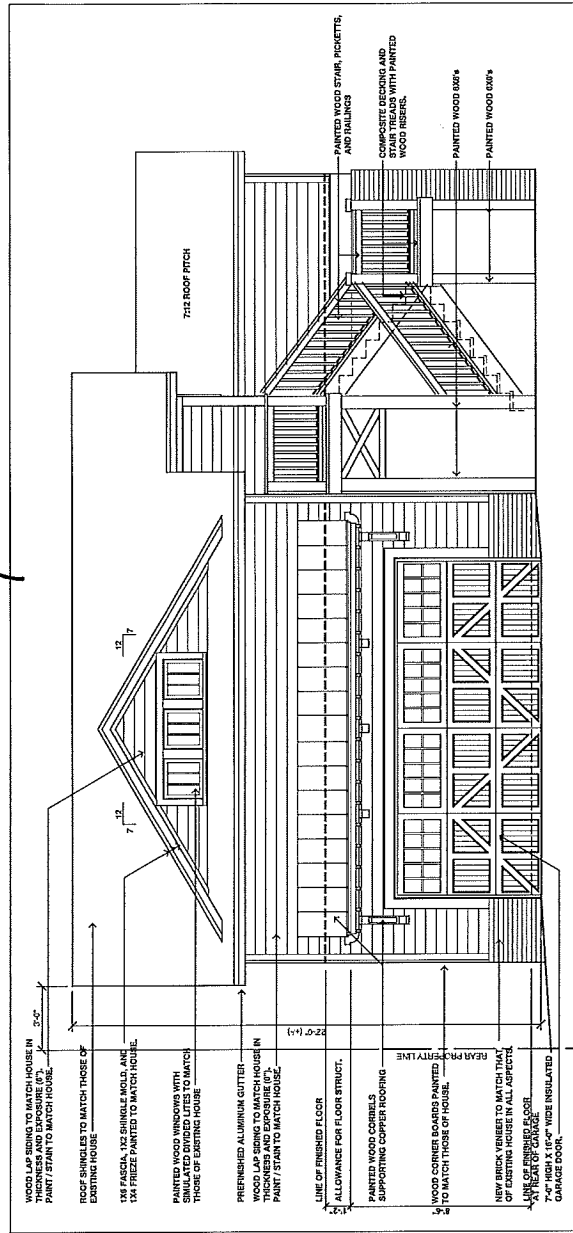
SW & NE Elevations February 2018



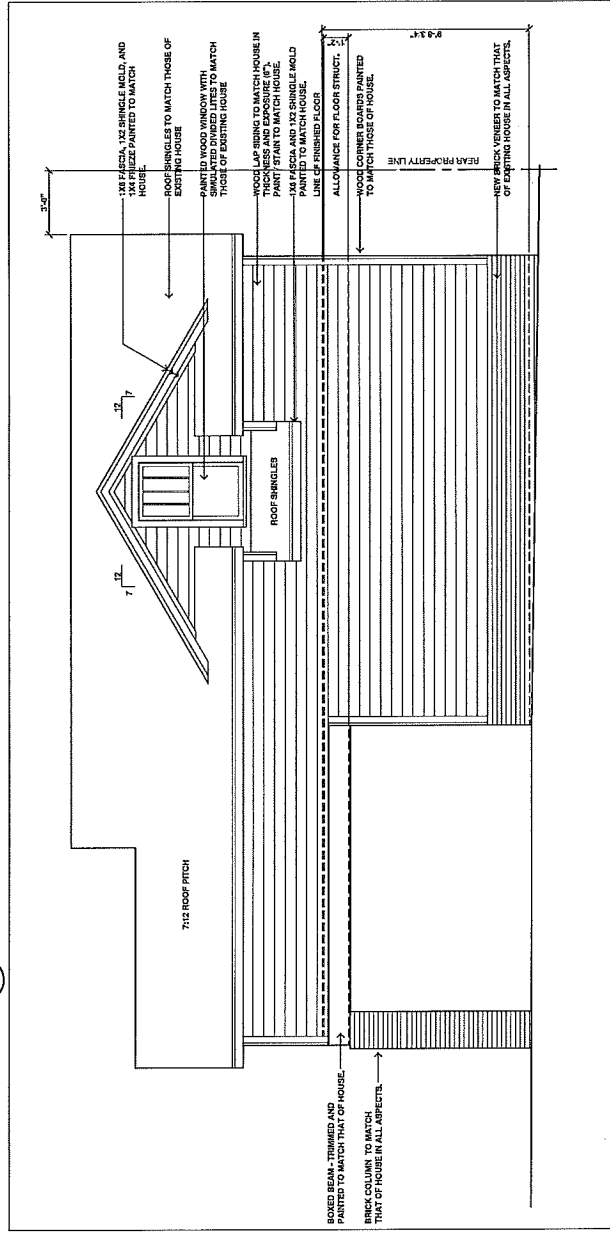
C PLAN DETAILS
SCALE: 1/16" = 1'-0"

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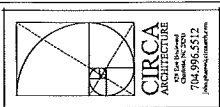
#HDC-ADM-RM
2017-00692



A SOUTHWEST ELEVATION
SCALE: 3/8" = 1'-0"



B NORTHEAST ELEVATION
SCALE: 3/8" = 1'-0"



CIRCA ARCHITECTURE
10101 Park Road
704.996.5512
www.circaarch.com

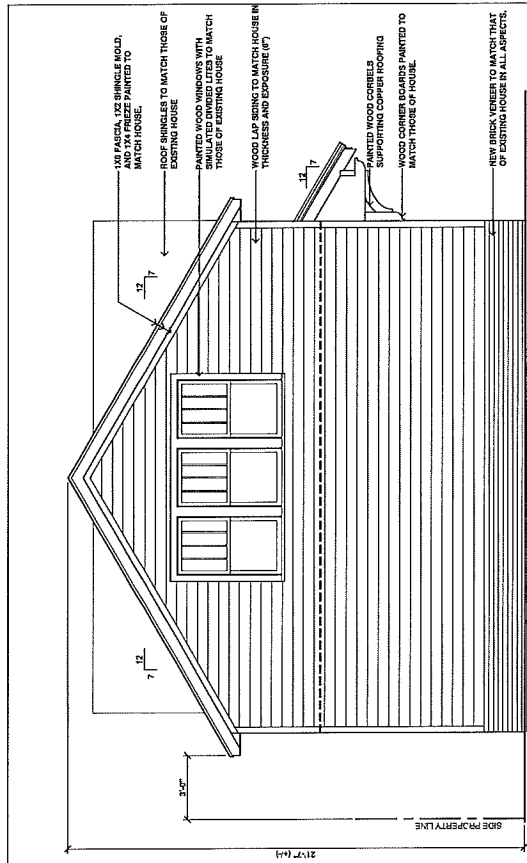
PROPOSED NEW OUTBUILDING FOR THE GAY PROPERTY
724 WALNUT AVENUE, CHARLOTTE, NC 28208

PROJECT: CA-17-05
ISSUED: 12/22/17
SOUTHMEET REVISIONS

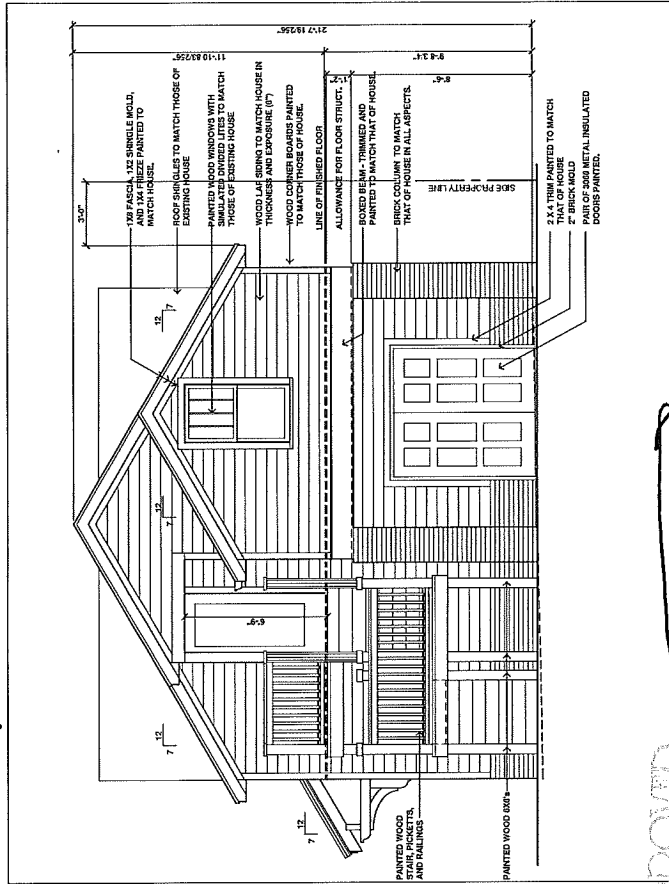
ELEVATIONS
RIGHT AND LEFT

A3

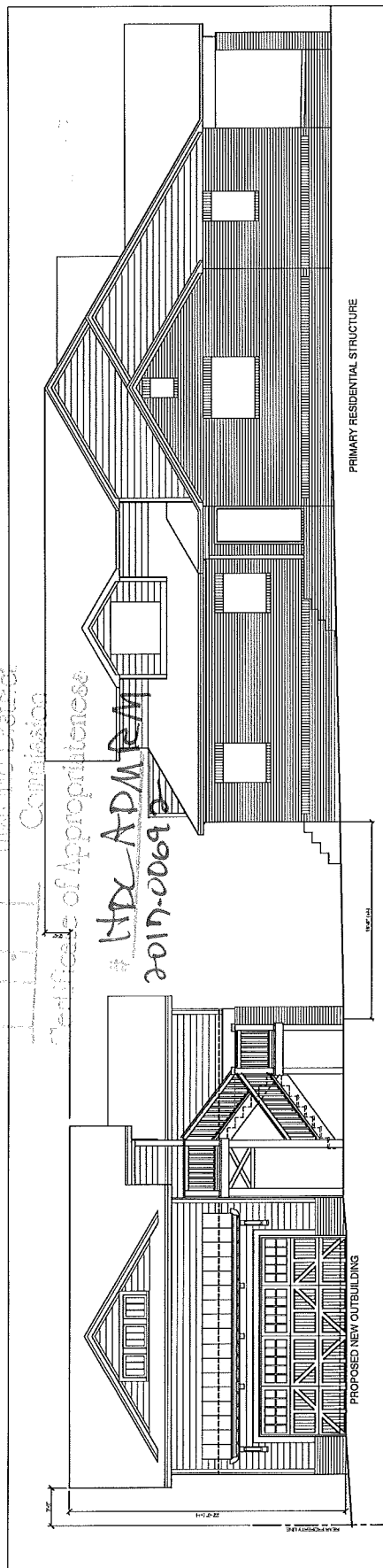
Elevations February 2018



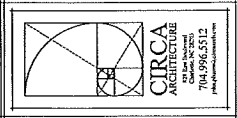
B ELEVATION FACING REAR PROPERTY LINE
SCALE: 3/8" = 1'-0"



B ELEVATION FACING PRIMARY RESIDENCE
SCALE: 3/8" = 1'-0"



A RELATIONSHIP OF PROPOSED OUTBUILDING TO EXISTING PRIMARY RESIDENCE
SCALE: 1/4" = 1'-0"



PROPOSED NEW OUTBUILDING FOR GAY PROPERTY
724 WALNUT AVENUE, CHARLOTTE, NC 28208

PROJECT: CA-17-05
ISSUED: 12/22/17
DESIGNED BY:
CONTRACTOR: BET
FEINBERG

ELEVATIONS
FRONT AND REAR

A2

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14X-ADM-RM
2017-0069