CHANGELING

CHARTER HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMCM-2017-00724 DATE: 24 January 2018

ADDRESS OF PROPERTY: 321 South Summit Avenue

HISTORIC DISTRICT: Wesley Heights TAX PARCEL NUMBER: 07323106

OWNER(S): Jacob and Rebecca Darling APPLICANT: Ron Branch, Inch Architecture

DETAILS OF APPROVED PROJECT: Accessory Building. The project is a new garage Accessory Dwelling Unit (ADU) located in the rear yard off of an existing alley. The new building will meet all required setbacks. The height of the garage as measured from grade to ridge is 23'-6"', which due to the property's sloping topography will ensure that the garage sits approximately 5'-0" lower than the main house, see attached exhibit labeled ‘Site Plan + Property Cross Section – January 2018.’ The new garage will be brick and wood or Hardie Artisan fiber cement lap siding. All trim and details, including vents, will be wood. The eaves will have open boxing to match the primary structure. The garage doors will have a faux-wood clad appearance. While not delineated on the plans, the garage doors will have additional details, such as hardware, to give the garage door the appearance of separate doors. All windows and doors will be full wood with Simulated True Divided Lights (STDL) molded muntins in a 6/6 pattern to match the primary structure. If clad wood is used for the windows and entry doors, then the clad material must be aluminum, not vinyl. The windows on the first level will be double-hung and the windows on the second level will be casement-style for egress purposes. This approval does not imply approval of Ply-Gem manufactured windows as these do not meet HDC requirements. See attached exhibit labeled ‘Elevations – January 2018.’


2. The applicable Policy & Design Guidelines for Materials (page 6.15), Accessory Buildings (page 8.9) have been met.

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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.

[Signatures]

James Hackett, Chairman

[Signature]

Staff