



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS – AMENDMENT**

**CERTIFICATE NUMBER:** HDCADMRM-2018-00695

**DATE:** 19 March 2019  
20 March 2019 - AMENDMENT

**ADDRESS OF PROPERTY:** 425 E Tremont Ave

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12105707

**OWNER:** James A Morse

**DETAILS OF APPROVED PROJECT:** Accessory Building. The project is a new garage, with second floor storage, located in the rear yard. No trees will be removed. The new building will meet all required setbacks and will be no wider and no taller than the main structure. The building footprint is approximately 31'-8" x 22'-2" and the height, as measured from grade to ridge, is 25' – 3 ¼ ". The new garage will have a masonry foundation with wood Dutch lap siding in dimensions to match the house. All trim details, including corner boards, will be wood. All windows will be double-hung wood or wood-clad with Simulated True Divided Lights (STD L) molded muntins in a 6/1 pattern. The garage doors will be carriage style with square STD L windows. The second-floor dormer will set-in 0'-6" on the left and right elevations; and at least 1'-0" on the front and rear elevations. Post-completion, the rear yard permeable space will be approximately 58%. See attached exhibits "Drawings – March 2019" AMENDMENT (3/20/19); See attached exhibit. Dormer will sit-in 0'-6" from the rear and front. Dormer will sit-in at least 1'-0" from left and right, as drawn.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15) and Accessory Buildings (page 8.9) have been met.

*Continued on next page*

- 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.**

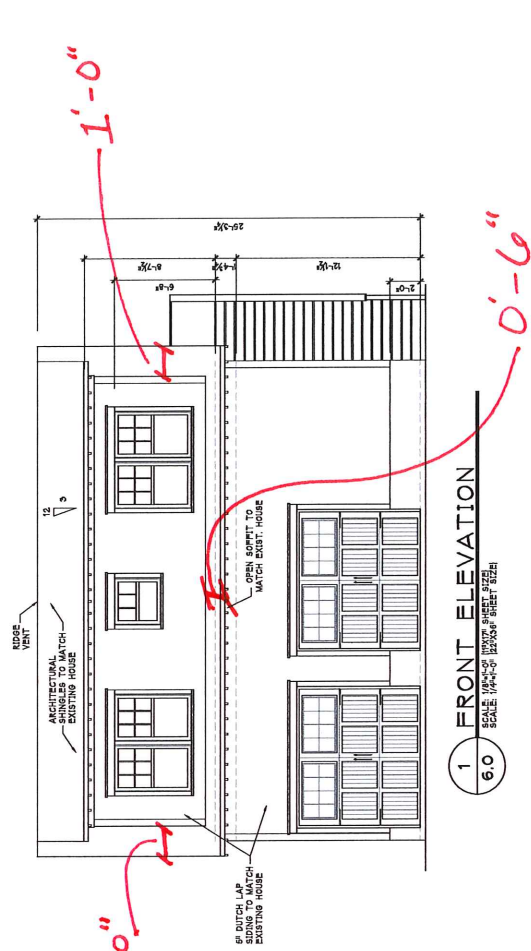
  
James Haden, Chairman

  
Staff

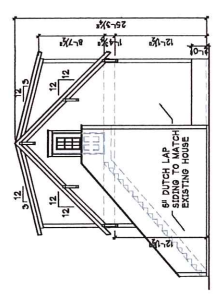


PROJECT TITLE  
**MORSE GARAGE  
 PLAN**

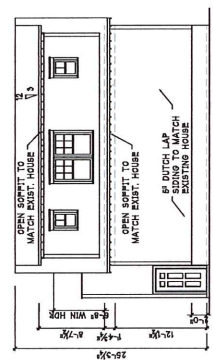
**APPROVED**  
 Charlotte  
 Historic District  
 Commission  
 Certificate of Appropriateness  
 # **2018-00695**  
**HTC A.M.W.M.**  
**2018-00695**  
**Deamings - - March 2018**



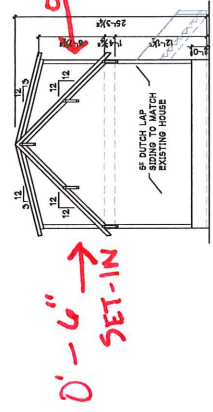
**1 FRONT ELEVATION**  
 SCALE: 1/4"=1'-0" (MATCH SHEET 6.0)



**2 RIGHT SIDE ELEVATION**  
 SCALE: 1/4"=1'-0" (MATCH SHEET 6.0)



**3 REAR ELEVATION**  
 SCALE: 1/4"=1'-0" (MATCH SHEET 6.0)



**4 LEFT SIDE ELEVATION**  
 SCALE: 1/4"=1'-0" (MATCH SHEET 6.0)

PROJECT NUMBER \_\_\_\_\_  
 ISSUE DATE \_\_\_\_\_  
 DRAWING DATA  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 PLOT NUMBER \_\_\_\_\_  
 SHEET TITLE  
**ELEVATIONS**

**ELEVATION NOTES:**  
 ALL ROOF PENETRATIONS SHALL BE LOCATED  
 IN THE CENTER OF THE ROOF AND  
 PAINTED TO MATCH ROOF SHINGLES.  
 ALL GUTTERS SHALL MATCH THE MAGNA AND  
 RISK PER GUIDELINES.  
 SPEC. FINISHING SIDES PER COMPANY  
 SPEC.  
 ALL BRICK & STONE MATERIALS SHALL PROJECT  
 FROM THE PROPERTY LINE BY 10' OR LESS  
 FROM HOUSE FACE, SEE DET. 5046.  
 SHINGLE MATERIAL TO BE COMPOSITE IV  
 IN LAYER OF 5/8\"/>

SHEET NUMBER  
**6.0**

