



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2018-00702

DATE: February 20, 2019

ADDRESS OF PROPERTY: 415 Walnut Avenue

TAX PARCEL NUMBER: 07101313

HISTORIC DISTRICT: Wesley Heights

OWNER(S): Joshua Coggins

APPLICANT: Ray Sheedy/Cale Watts

DETAILS OF APPROVED PROJECT: The project is a one-story addition to the left elevation and the rear. The rear addition is not visible from the street, will tie in below the existing ridge, and will measure approximately 16' x 17'-4". The addition to the left elevation will be located behind an existing wrap-around front porch, and is no taller than the existing house. The addition is +/- 8' in width, and will extend 3' past the front porch. No changes will be made to the front of the house, including the front porch and original front dormer. New materials are wood siding and trim to match existing. New roof and window trim details will match the house. The new HVAC on the right side of the house will be permanently screened with evergreen landscaping. See attached plans.

The project was approved by the HDC February 13, 2019.

- 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

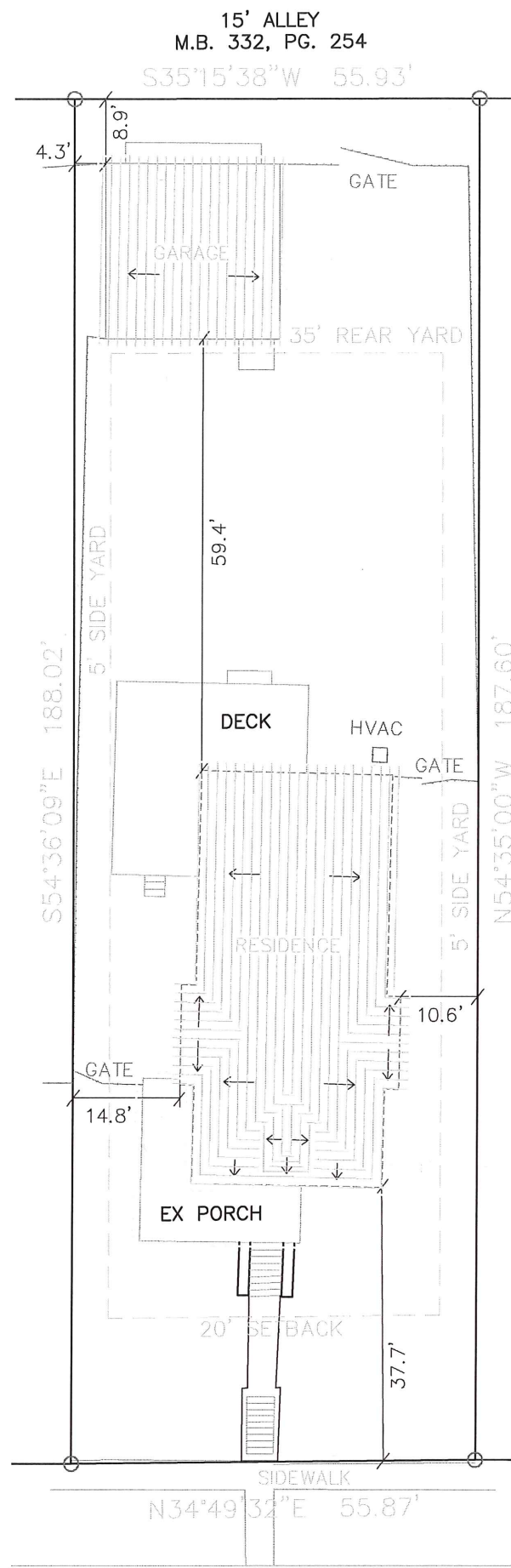
www.charlotteplanning.org

600 East Fourth Street

Charlotte, NC 28202-2853

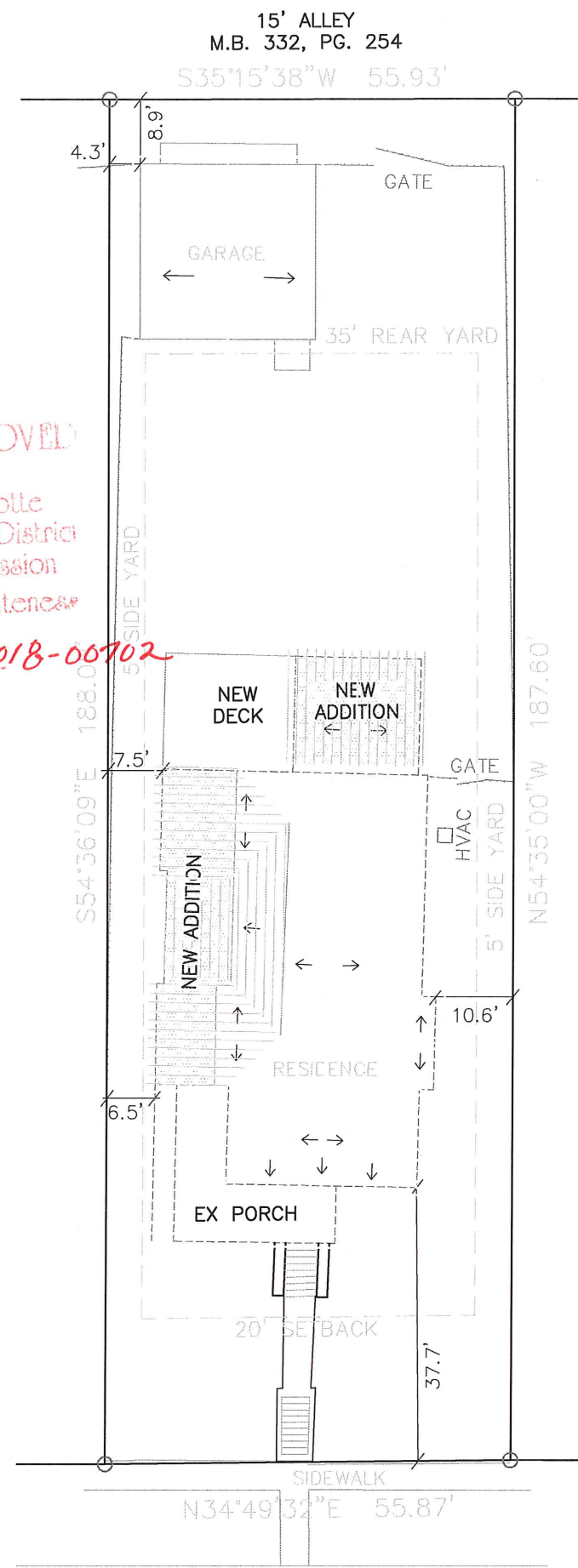
PH: (704)-336-2205

FAX: (704)-336-5123



WALNUT AVENUE
60' PUBLIC R/W
M.B. 332, PG. 254

2 Existing Site Plan



WALNUT AVENUE
60' PUBLIC R/W
M.B. 332, PG. 254

1 Proposed Site Plan

SHEEDY
WATTS
design

1501 E 7th Street Suite 5
Charlotte North Carolina 28204
704 763 2219

Consultants

Coggins Residence

415 Walnut Ave
Charlotte NC

Revisions

Date: Feb 4, 2019
Drawn by: CW RS
Checked: RS

Site
Plan

G2.0



1 Existing West Elevation 1/4" = 1'-0"



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Certificate of Appropriateness

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2 Proposed West Elevation 1/4" = 1'-0"

Consultants

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Revisions

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Exterior
Elevations

A2.0

Consultants

Coggins Residence

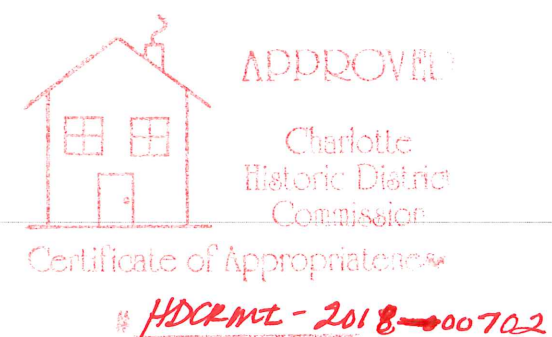
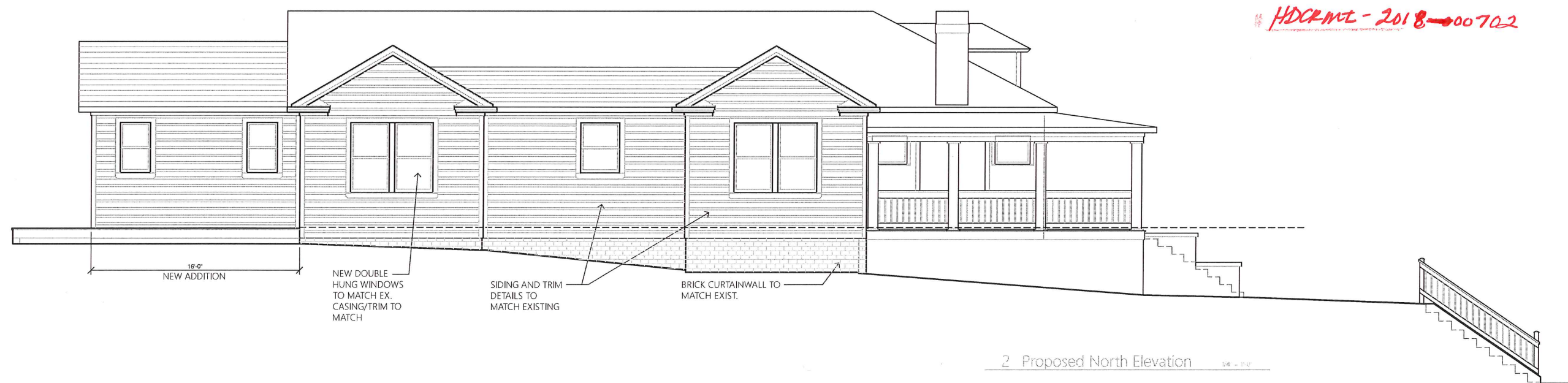
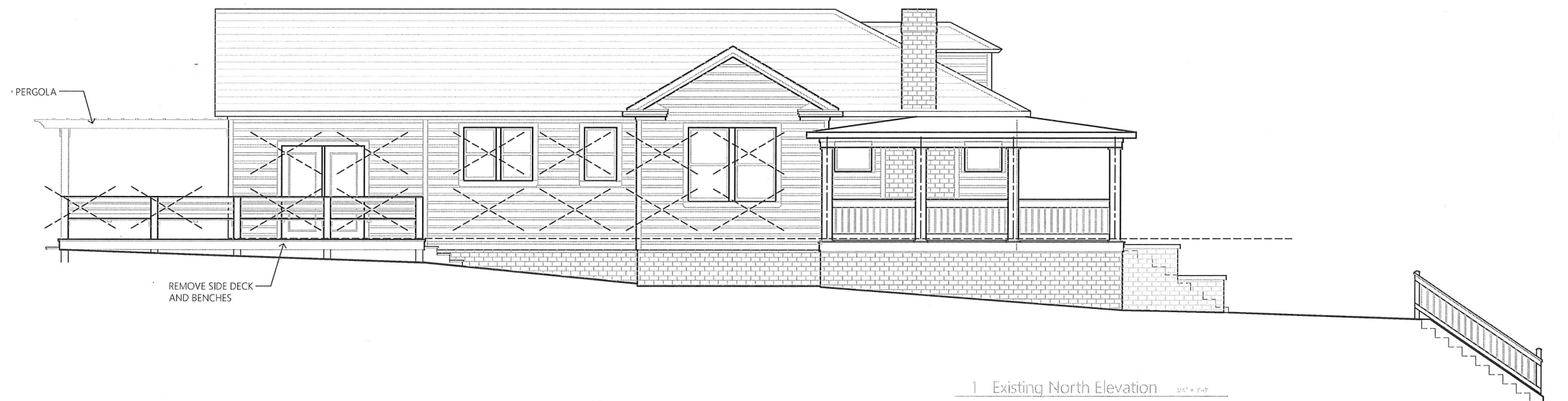
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Exterior
Elevations

A2.1





APPROVED

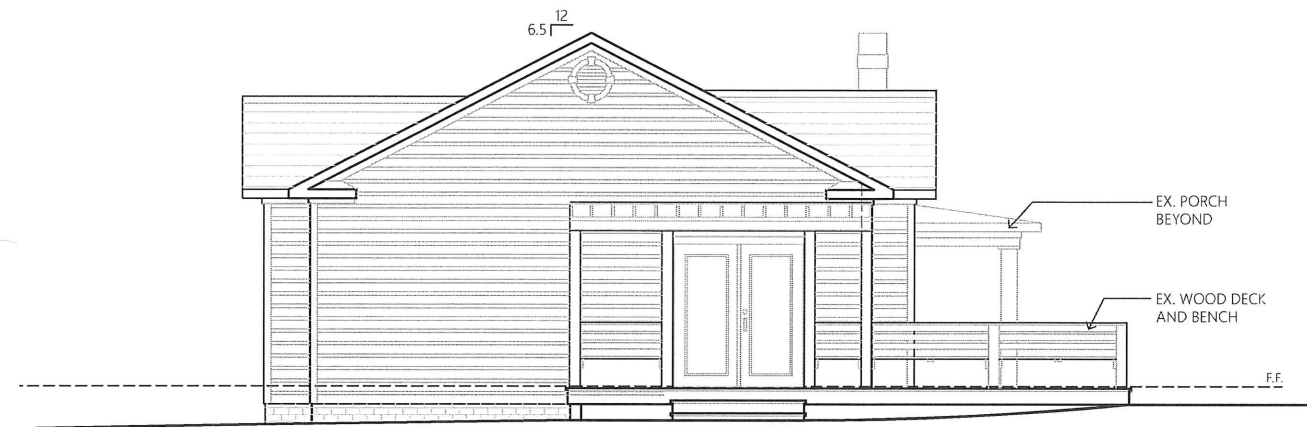
Charlotte
Historic District
Commission

Certificate of Appropriateness

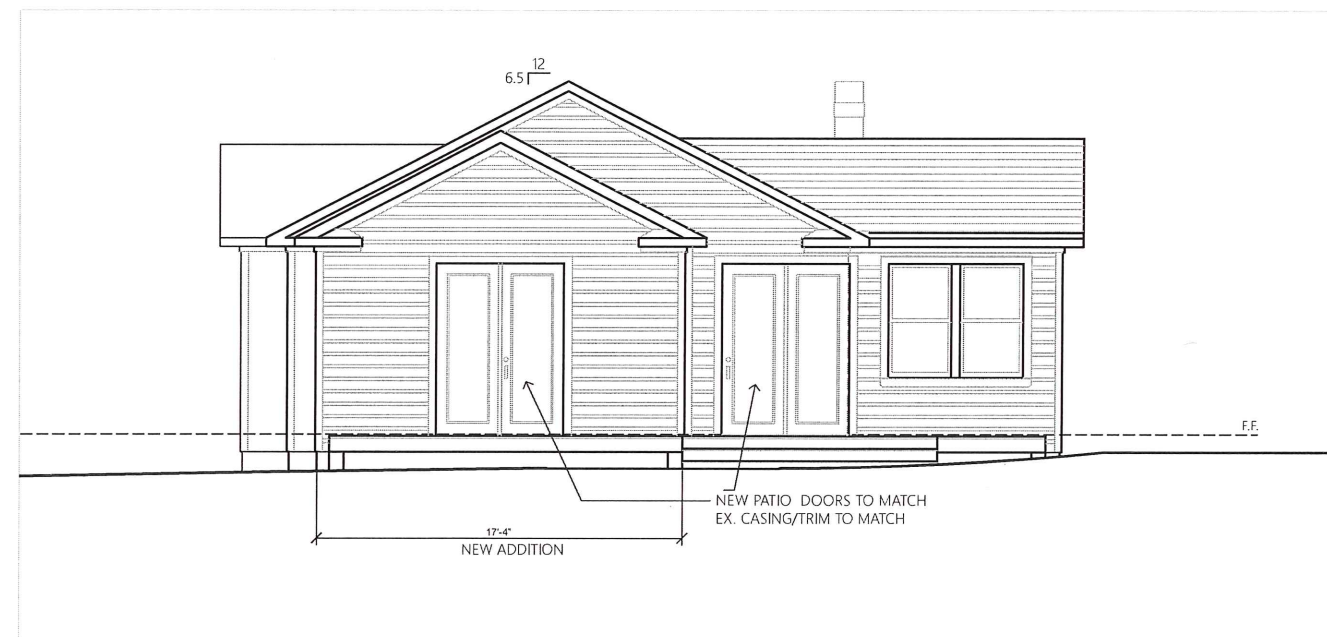
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SHEEDY
WATTS
design

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Charlotte North Carolina 28204
704 763 2219



1 Existing East Elevation



2 Proposed East Elevation

Consultants

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Exterior
Elevations

A2.2

Consultants

Coggins Residence

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Exterior
Elevations

A2.3





WINDOW TRIM DETAIL



**ATTIC VENT, FACIA W/ BARGEBOARD AND
CORNER BOARD DETAILS**

