



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00256

DATE: 6 June 2018

ADDRESS OF PROPERTY: 304 West Park Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11908709

OWNER: Rob Myers

APPLICANT: Jon Burkindine

DETAILS OF APPROVED PROJECT: Accessory Building and Fence. The project is a new garage located in the rear yard off of an existing alley. The new building will meet all required setbacks. The building footprint is 28'-9" x 22'-9". The height, as measured from grade to ridge, is 18'-10" and will be lower than the main ridge of the primary structure. The new garage will have a brick foundation with Hardie Artisan lap siding and trim (cornerboards, gable end vents, soffit, etc.). If installed, any gutters and downspouts will be factory clad and will not be run down the front elevation of the garage. All windows will be double-hung wood with Simulated True Divided Lights (STD L) molded muntins in a 6/6 pattern to match the primary structure. Window trim will be a minimum of 4" and will include a historic sill and other traditional details as appropriate to windows set in a field of siding, see attached exhibit labeled 'Window Trim Detail – June 2018.' This approval does not imply approval of Ply-Gem manufactured windows as these do not meet HDC requirements. The garage doors will be wood with STD L windows in a pattern that coordinates with the house. See attached exhibit labeled 'Elevations + Details – June 2018' and 'Site Plan – June 2018.'

The project also includes a new fence. The fence will be wood slats butt-joined to substantial uprights and framed off across the top. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. In the rear yard, the fence will be no taller than six feet in height, with the exception of any decorative elements atop the uprights, which may extend a reasonable proportional amount. At the left rear corner of the house, the fence height will step down to five feet in the side yard and tie to the house in a few feet behind the inset front porch with a matching gate also five feet in height. On the right side of the house, a fence portion will connect the house to the neighbor's fence just forward of an existing side entry stoop and may be six feet in height. The finished fence will be painted or stained after an appropriate curing time. See attached exhibit labeled 'Site Plan – June 2018.'

Continued on next page

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features and Work in Rear Yards.
2. The applicable Design Guidelines for Materials (page 6.15), Fences and Walls (8.6), and 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.

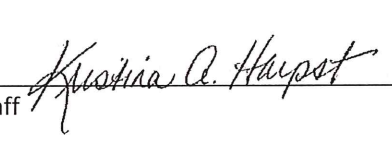
➤ No demolition other than that specifically indicated on any attached plans is authorized under this approval.

➤ 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.

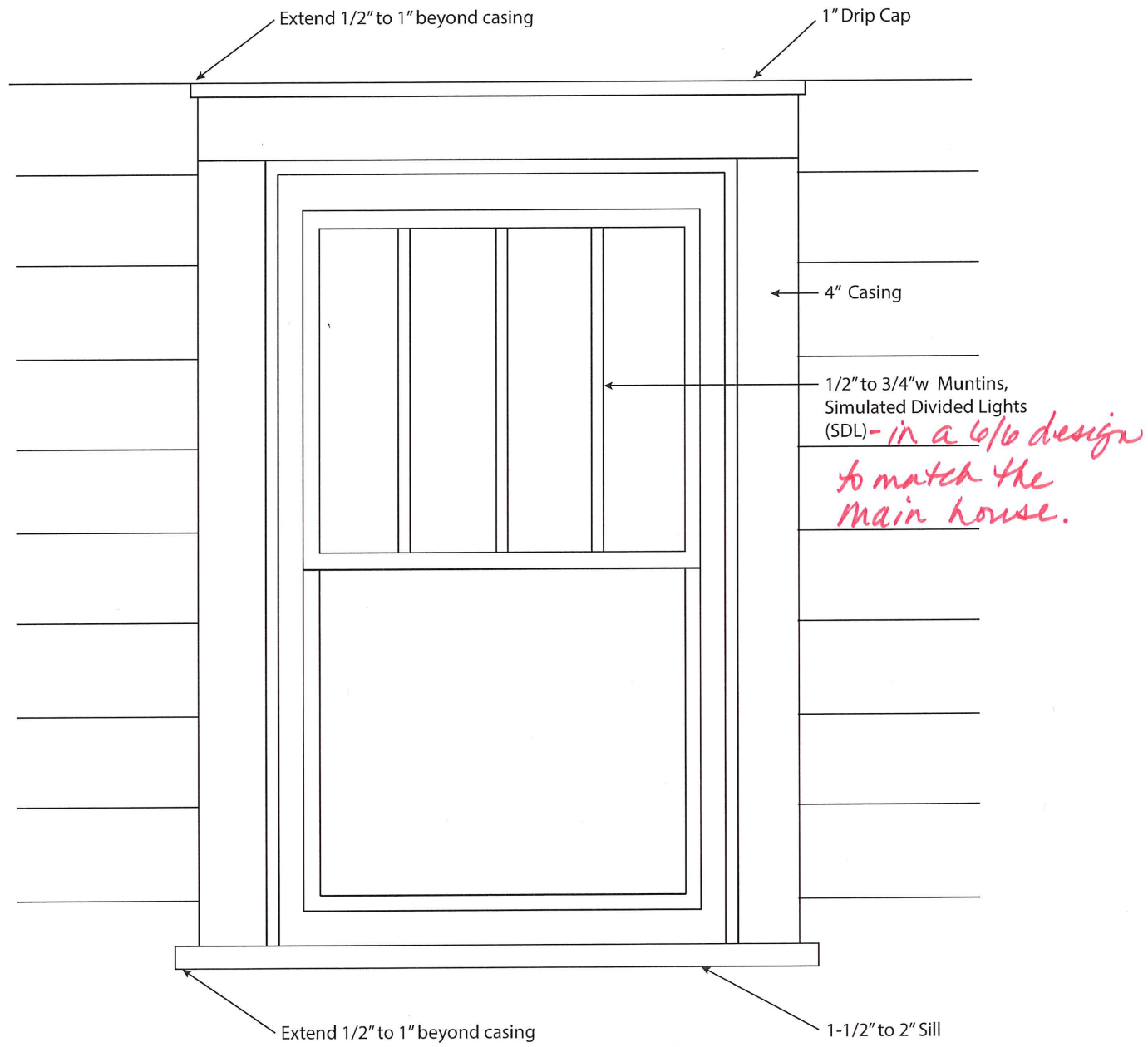
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work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

Window Trim Detail - June 2018

Typical Window Trim Detail with Siding



For traditional designs the window should be recessed from the wall.



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCAMRM-2018-00256

Site Plan - June 2018



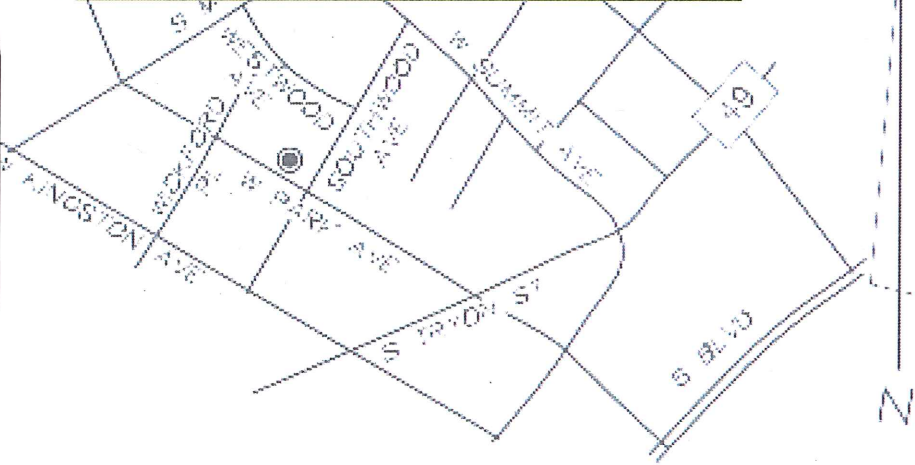
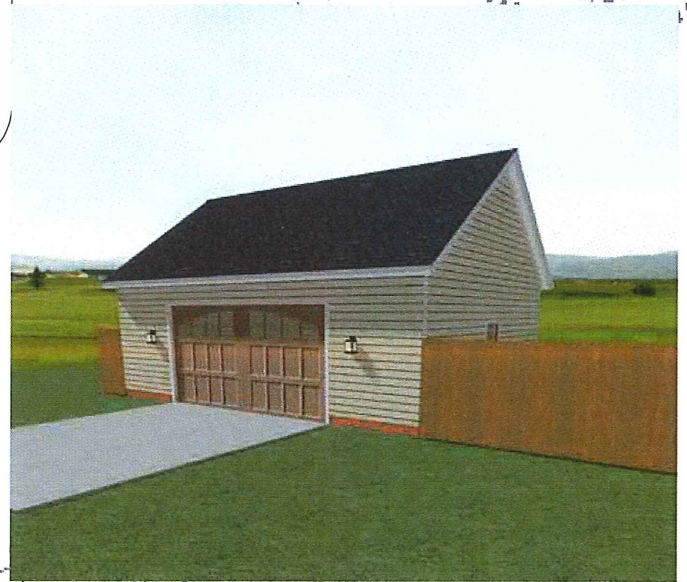
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 Charlotte
 Historic District
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 #HDCADM-
 2018-00256

Gate to be installed in the rear fence to access the alley from the back yard.

Garage to be added at the rear of the property, set back 20' from the alley, and 4' from the right-side neighboring property line.

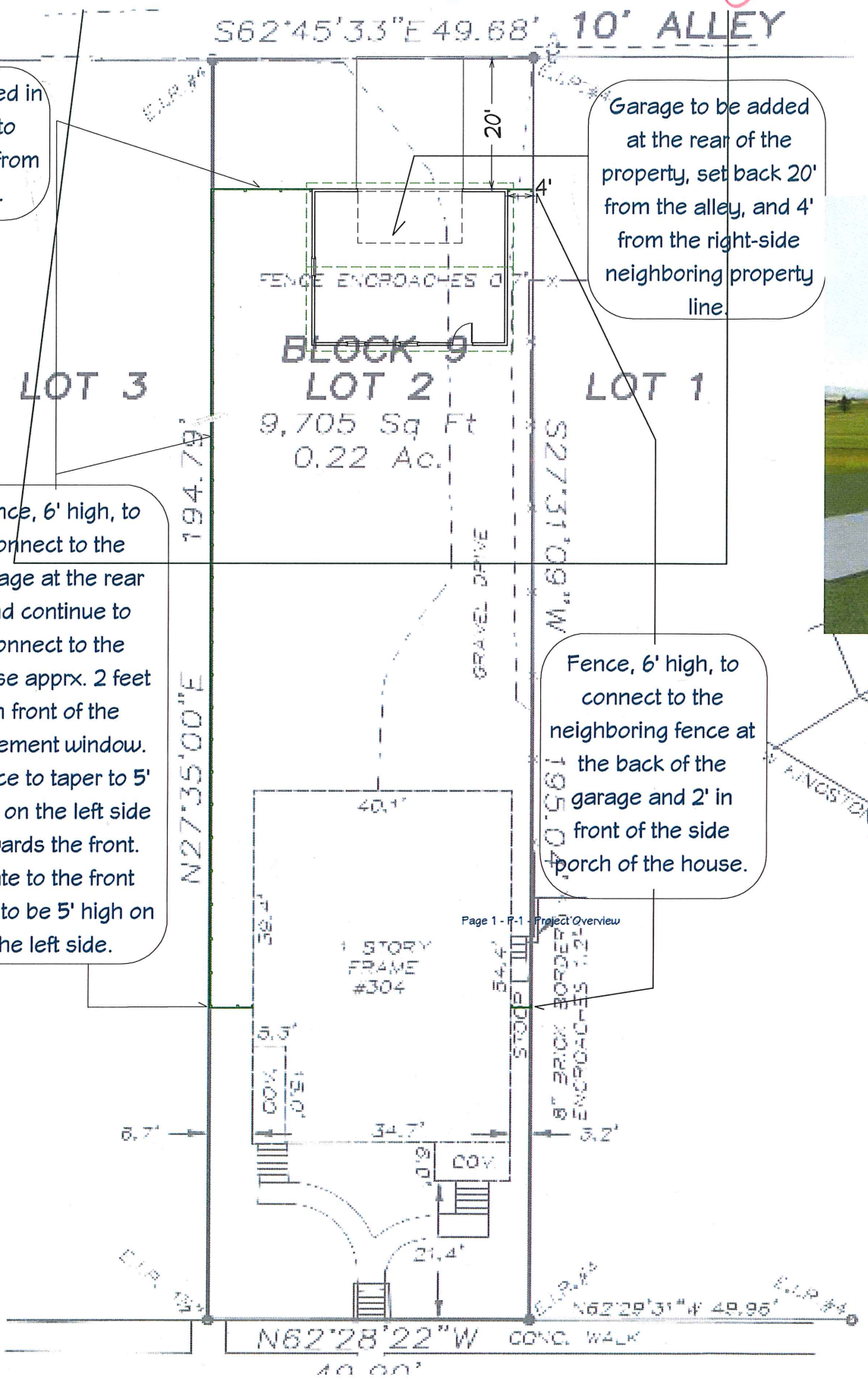
Fence, 6' high, to connect to the garage at the rear and continue to connect to the house approx. 2 feet in front of the basement window. Fence to taper to 5' high on the left side towards the front. Gate to the front yard to be 5' high on the left side.

Fence, 6' high, to connect to the neighboring fence at the back of the garage and 2' in front of the side porch of the house.



VICINITY MAP

- SYMBOL LEGEND**
- ⊙ POWER POLE
 - E—E— ELECTRIC LINE
 - X—X— FENCE LINE
 - E.I.P. EXISTING IRON PIPE
 - E.I.R. EXISTING IRON REBAR



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

PROJECT OWNER:
 Rob Myers
 304 W. Park Ave.
 Charlotte, NC 28203

SITE PLAN



DATE:

5/22/2018

SCALE:

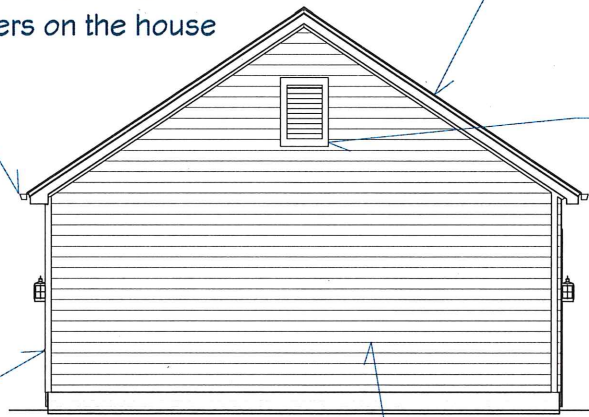
1"=10'

SHEET:

P1

Elevations + Details June 2018

Roofing to be 40 year architectural shingles
Gutters to be white, ogee style to match the gutters on the house



Gable vents, 20"x30", both ends.



Corner boards to be 4" minimum

Right Elevation

Fiber cement lap siding to be used. Siding will be Hardie Artisan lap siding.

The fence shown in the drawing is representative only. The actual fence will be constructed to match the right-side neighboring property, as seen in the picture below.



Front Elevation (House Side)

Door will be a solid, 4-panel or 6-light, 2-panel door of a style similar to the front house door. Finish to be stained or painted to match house doors.



Soffit, fascia, and frieze to be made of fiber cement to match the existing house. This includes matching frieze molding on the gables and shingle molding.



Royal Mouldings 7202 1 in. x 2 in. x 96 in. PVC Rake White Moulding



Veranda 2598 9/16 in. x 1-5/8 in. x 8 ft. Primed White PVC Bed Moulding



Left Elevation

Garage foundation to have a brick veneer with size and style to match the existing house.



Windows will be double-hung, wood windows with SDL grids to match the house, as shown above.

The window and door exterior casing to be 4" with a 1" drip cap. The exterior sill to be 1-1/2" and extend beyond the casing.



The garage door shown in the drawing is representative. Actual door will be of a style similar to the picture above.



Back Elevation (Alley Side)

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

PROJECT OWNER:
Rob Myers
304 W. Park Ave.
Charlotte, NC 28203

ELEVATIONS



DATE: 5/22/2018
SCALE: 1/4"=1'
SHEET: P3