



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-222

DATE: 8 October 2015

ADDRESS OF PROPERTY: 1709 Springdale Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12311802

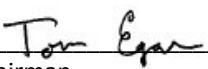
OWNER(S): David and Lynn Caldwell

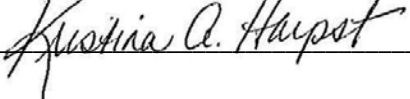
DETAILS OF APPROVED PROJECT: Accessory Structure. The project is a two-story detached accessory building located in the rear yard with a building footprint of 28'-1" x 28'-0" and a height of 21'-2". Siding will include wood lap and cedar shingles in the gables. All doors and windows will be wood with Simulated True Divided Light (STD L) muntins in a 6/1 pattern to match existing on the primary structure. Corner boards, trim, vents, and other details will all be wood with dimensions to match the primary structure. The structure will meet the minimum required side and rear setbacks. Approval of any substitute material is not implied. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for accessory buildings 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman


Staff

EXISTING CENTER OF RIGHT OF WAY

SPRINGDALE AVENUE

66'-0"

PROPERTY LINE

REQUIRED SETBACK

ESTABLISHED SETBACK

EXISTING RESIDENCE

PROPERTY LINE

ESTABLISHED SIDE YARD

200'-0"

ADJACENT LOT

EXISTING GARAGE TO BE
DEMOLISHED DOWN TO GRADE.
PROPOSED GARAGE TO BE
CONSTRUCTED IN LOCATION OF
EXISTING GARAGE.

REQUIRED REAR YARD SETBACK

40'-0"

ESTABLISHED
REAR YARD

CENTER OF REAR ALLEY



Site Key Plan

SITE:
1709 SPRINGDALE AVE
CHARLOTTE, NC 28203
R-5

ADJACENT LOT



A104
1

A104
2

A105
2

A105
1



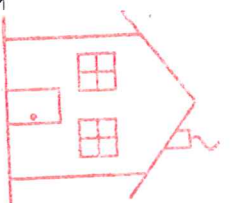
1 Site
1/16" = 1'-0"

Site Plan

Caldwell
Garage
Addition
1709 Springdale Ave
Charlotte, NC 28203
Project # 15001
10/07/2015

JARED MELARANO

A101

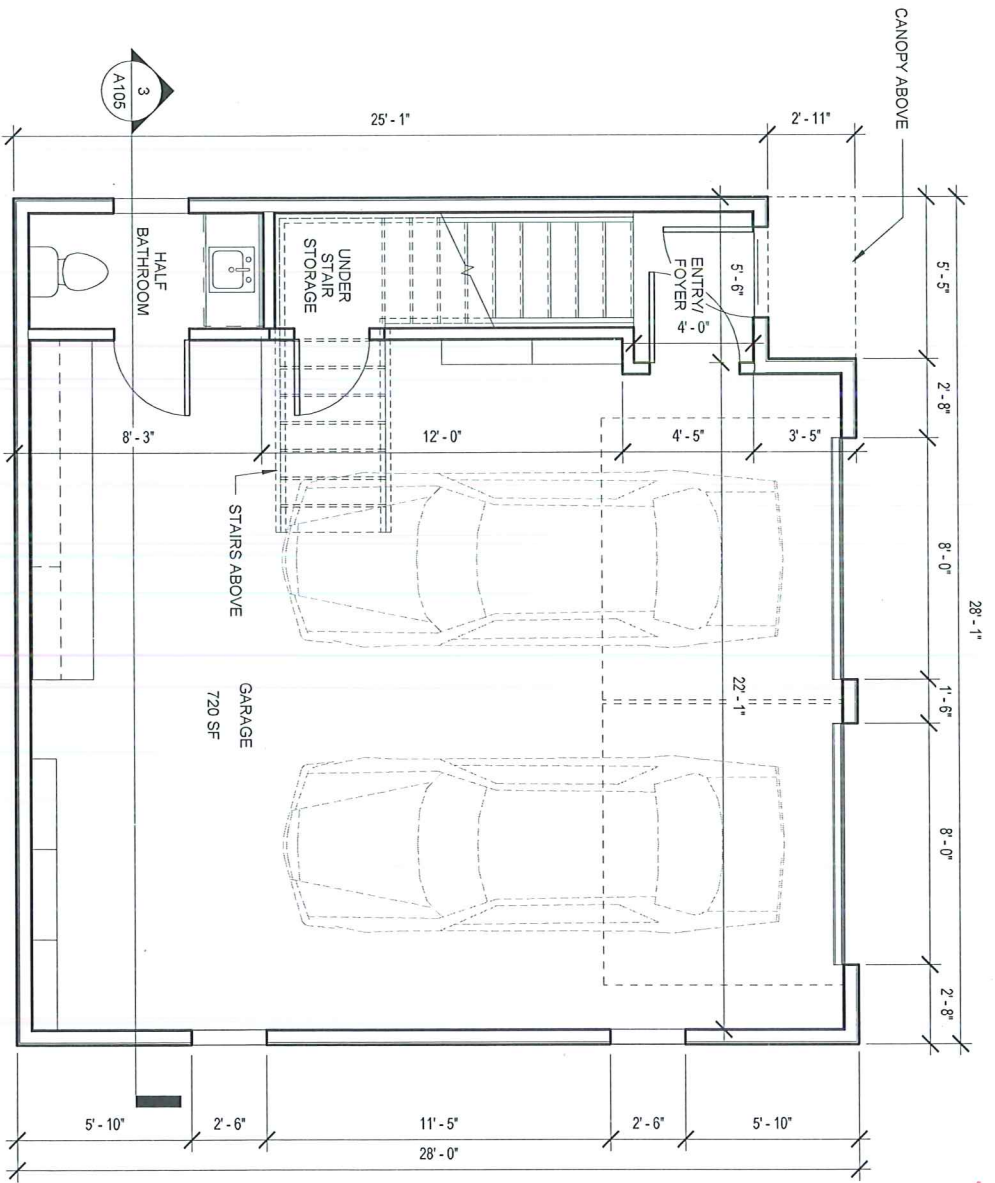


APPROVED

Charlotte
Historic District
Commission

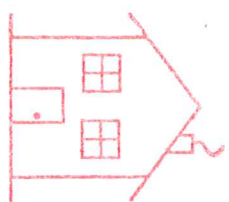
Certificate of Appropriateness #

2015-222



Level 1
1/4" = 1'-0"

Caldwell
Garage
Addition
1709 Springdale Ave
Charlotte, NC 28203
Project # 15001
08/18/2015
First Level Floor Plan
JARED MELERIANO
A102



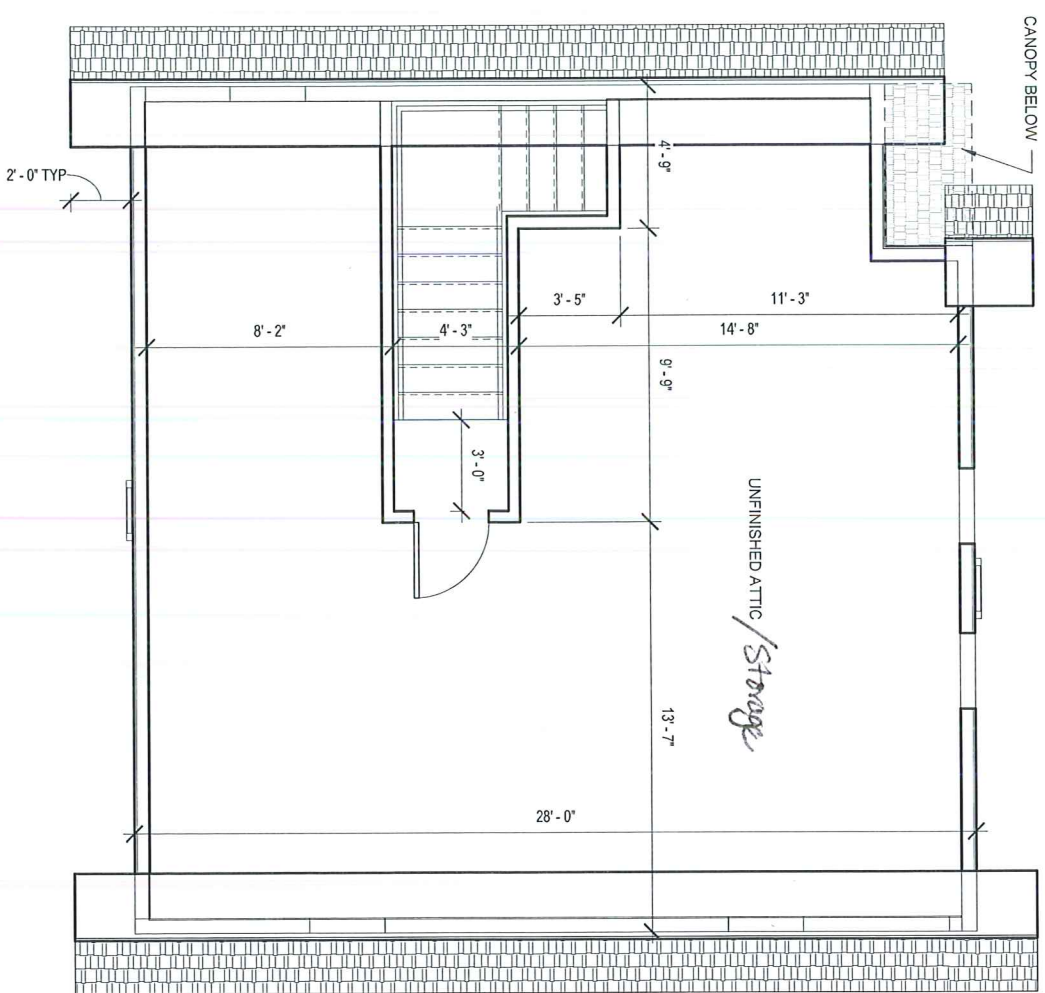
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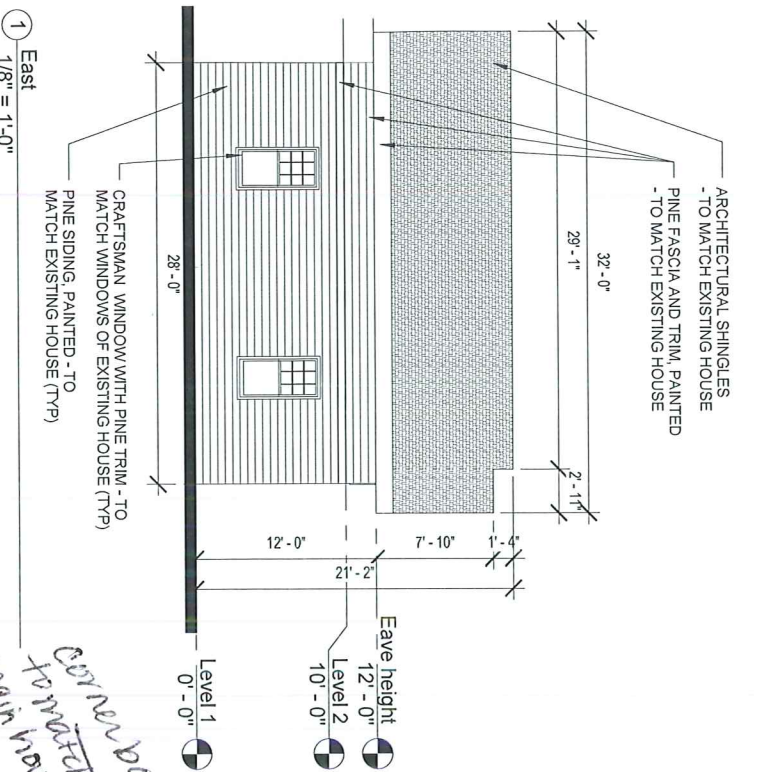
Certificate of Appropriateness

2015-222

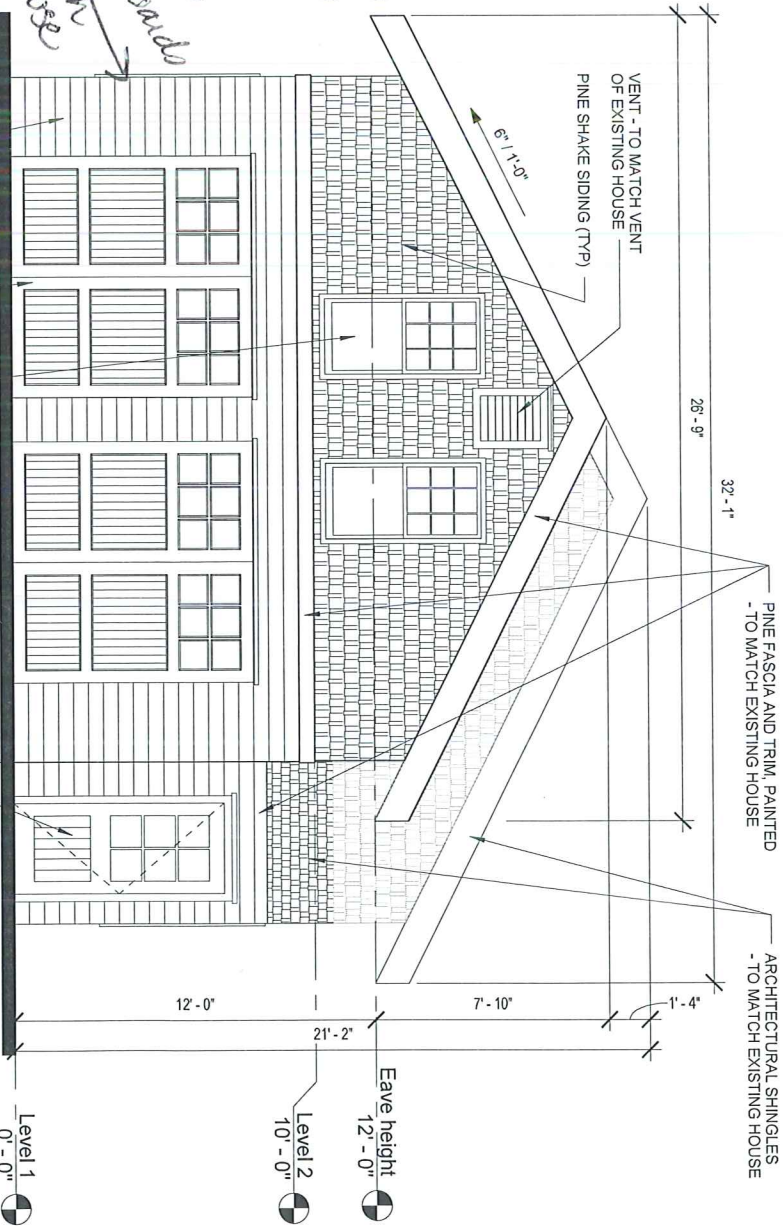
1 Level 2
1/4" = 1'-0"



Caldwell
Garage
Addition
1709 Springdale Ave
Charlotte, NC 28203
Project # 15001
08/18/2015
Second Level Floor Plan
BASED ON DRAWING
A103



Corner boards to match main house



Certificate of Appropriateness

2015-222

Caldwell
Garage
Addition

1709 Springdale Ave
Charlotte, NC 28203

Project # 15001

08/18/2015

Elevations

JARED MELARANO

A104

