



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS-AMENDED

CERTIFICATE NUMBER: 2016-044

DATE: 18 March 2016
11 July 2016_Amended

ADDRESS OF PROPERTY: 1301 Dilworth Rd

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12310201

OWNER(S): Jeff Douglass & Ann Willey

APPLICANT: Kraig Magas

DETAILS OF APPROVED PROJECT: The project includes an addition to an existing garage, installation of a pool, fence, and landscaping in the rear yard. The one-story garage addition footprint measures 24'-4" x 17'-8". The addition will be contained behind the front elevation and will be subordinate to the existing garage building. Materials of the addition will be brick to match existing, Simulated True Divided Light (STDL) wood doors and windows, and a standing-seam metal roof. All other details including rafter tails, copper gutters, trim, etc. will match existing. The structure will meet the minimum side and rear setbacks. Approval of any substitute material is not implied. See exhibits labeled 'Site Plan – March 2016' and 'Garage Addition Elevations – June 2016.'

The project also includes the installation of a new 15'x44' in-ground swimming pool with bluestone paver decking, see exhibit labeled 'Site Plan – March 2016.' An existing metal fence with brick piers exists along the right property line. The metal portion will be removed and replaced with brick to match existing fence on the left side of the property. The fence will not exceed six feet in height, with the exception of decorative caps on the piers which may extend a reasonable proportional amount. Landscape screening will be installed in front of the fence and between the fence and the pool along the right side, see exhibits labeled 'Site Plan – March 2016' and 'Landscape Plan – March 2016.'

The project also includes the removal of a few areas of existing hardscape. New sand-set brick and stone pavers will be re-installed in the existing configuration, see exhibit labeled 'Site Plan – March 2016'. A new motorized entry gate will be installed to the driveway; the design will match existing, see exhibits labeled, 'Site Plan – March 2016 and 'Gate Design – March 2016.'

The garage addition and pool project brings the total impermeable coverage of the rear yard up to 49.2% as provided by the applicant on the exhibit labeled 'Site Plan – March 2016.'

Continued on next page

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Accessory Buildings, Fences, Landscaping, and Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Fences, Landscaping, Accessory Buildings and Work in Rear Yards 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



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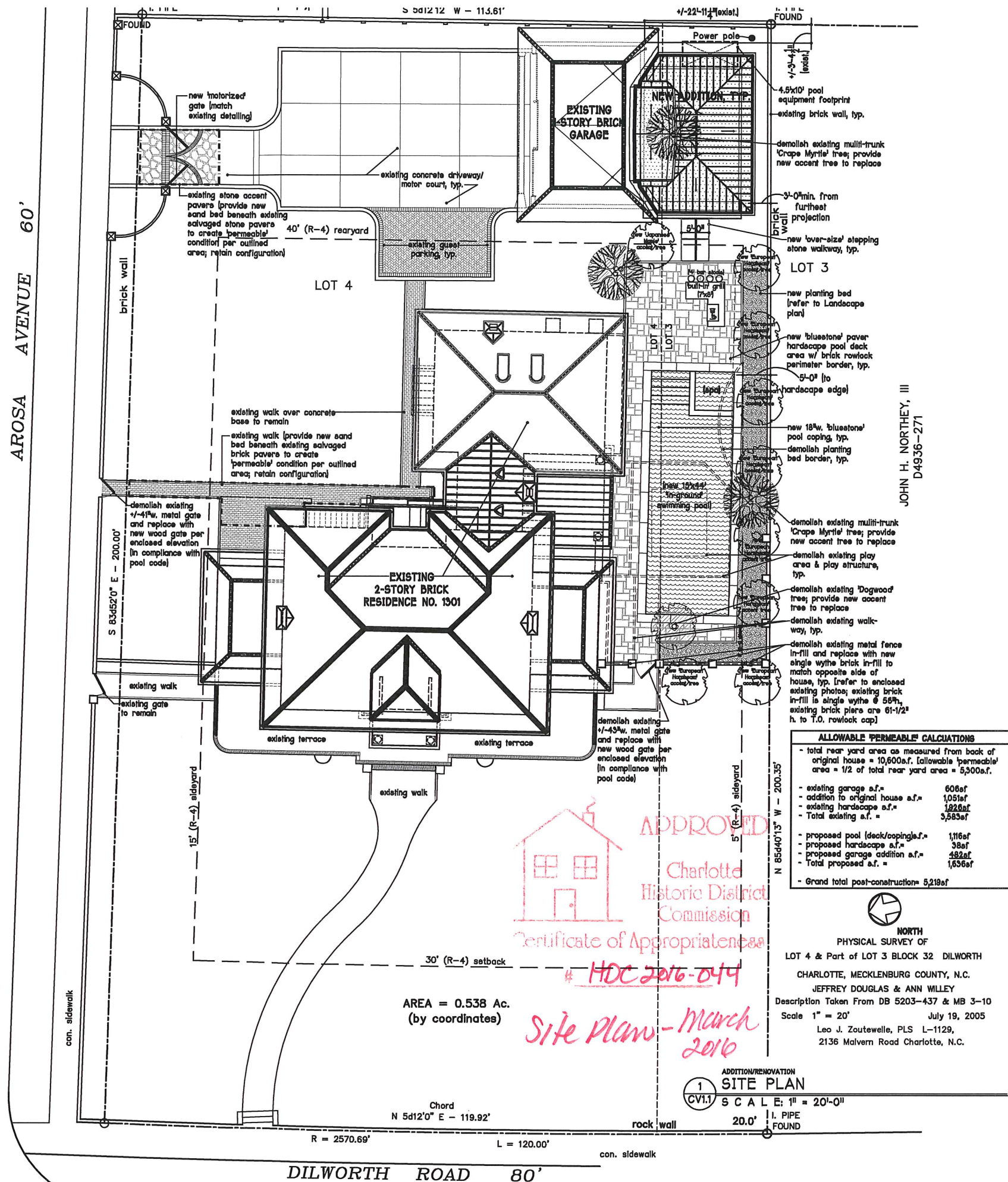
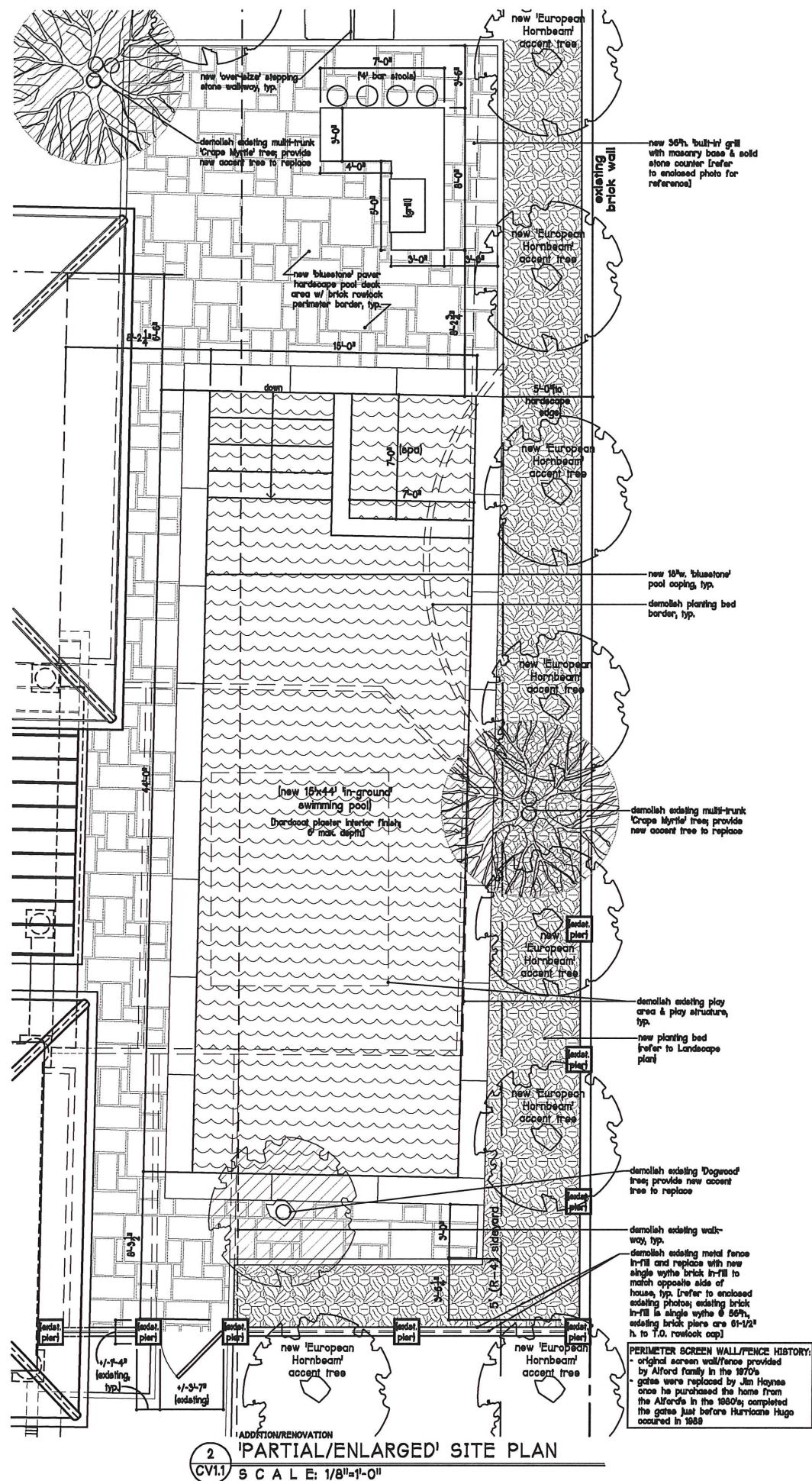
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Chairman


Staff



Willey 'Recreational' Garage
1301 Dilworth Road
Charlotte, NC

Don Duffy
■ Architecture •
301 Providence Road
Charlotte, NC 28207
704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

■ Date: March 11, 2016
 ■ Revisions:
 ■ Drawn By: KCM
 ■ Sheet: **CV_{1.1}**
 Willey "Recreational" Garage (Charlotte, NC)

Garage Addition Elevations
July 2016

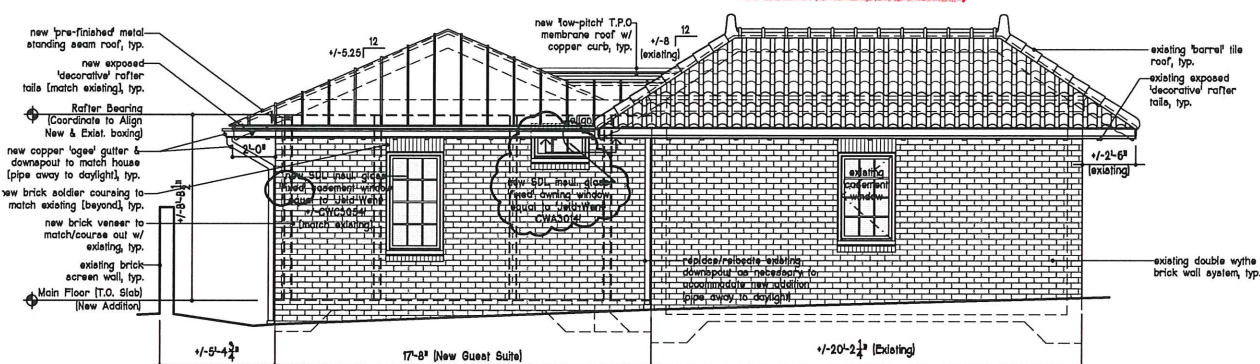


APPROVED

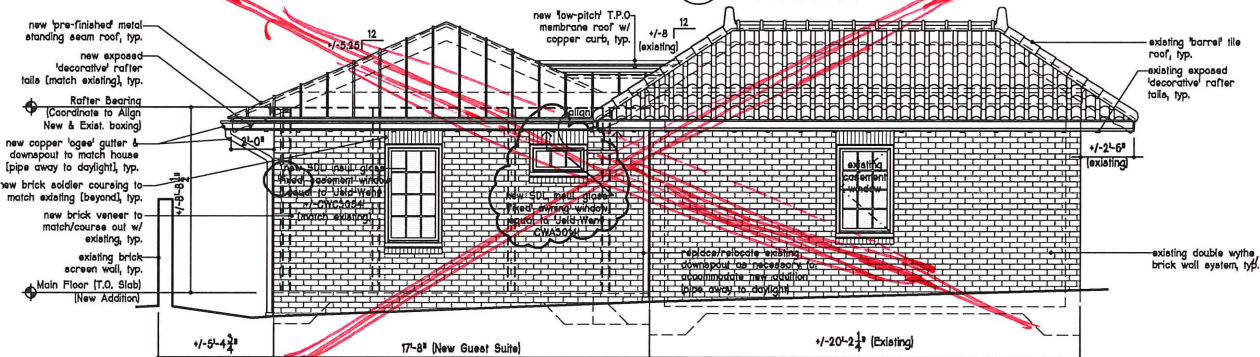
Charlotte
Historic District
Commission

Certificate of Appropriateness

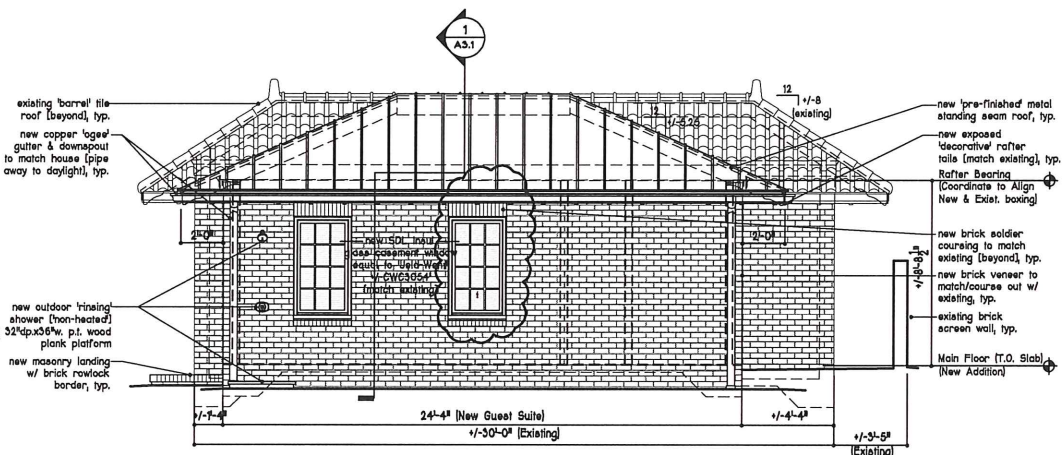
2016-044



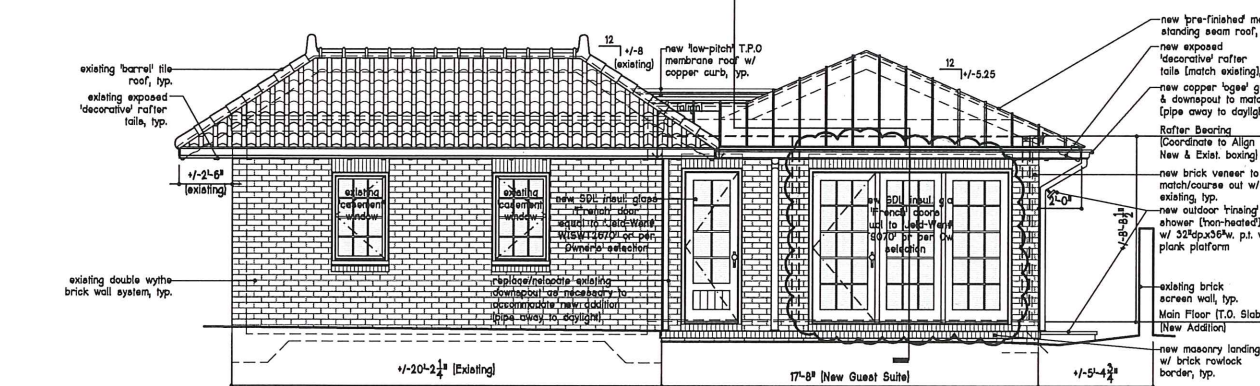
4B
A2.1
LEFT SIDE ELEVATION [OPTION 'B']
SCALE: 1/4" = 1'-0"



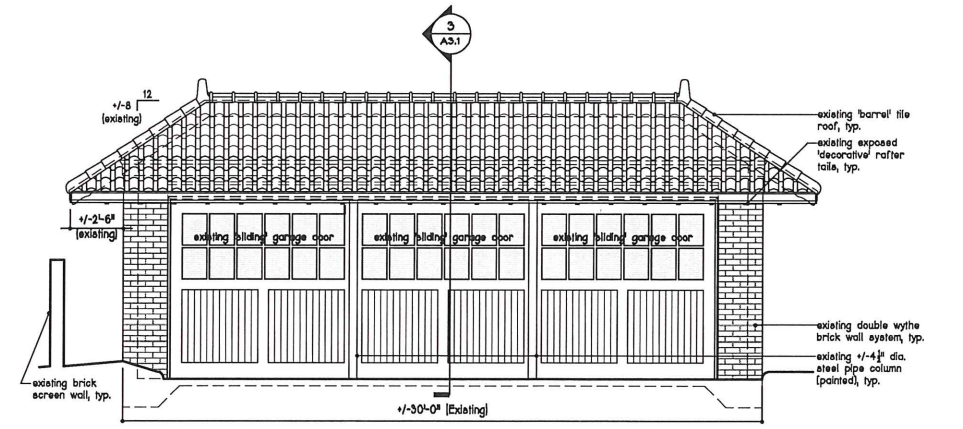
4A
A2.1
LEFT SIDE ELEVATION [OPTION 'A']
SCALE: 1/4" = 1'-0"



3
A2.1
REAR ELEVATION
SCALE: 1/4" = 1'-0"



2
A2.1
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1
A2.1
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Willey 'Recreational' Garage
1301 Dilworth Road
Charlotte, NC

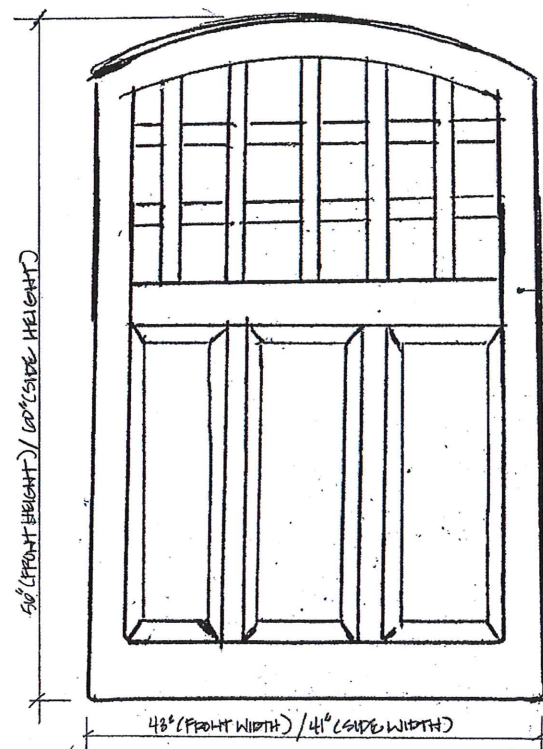
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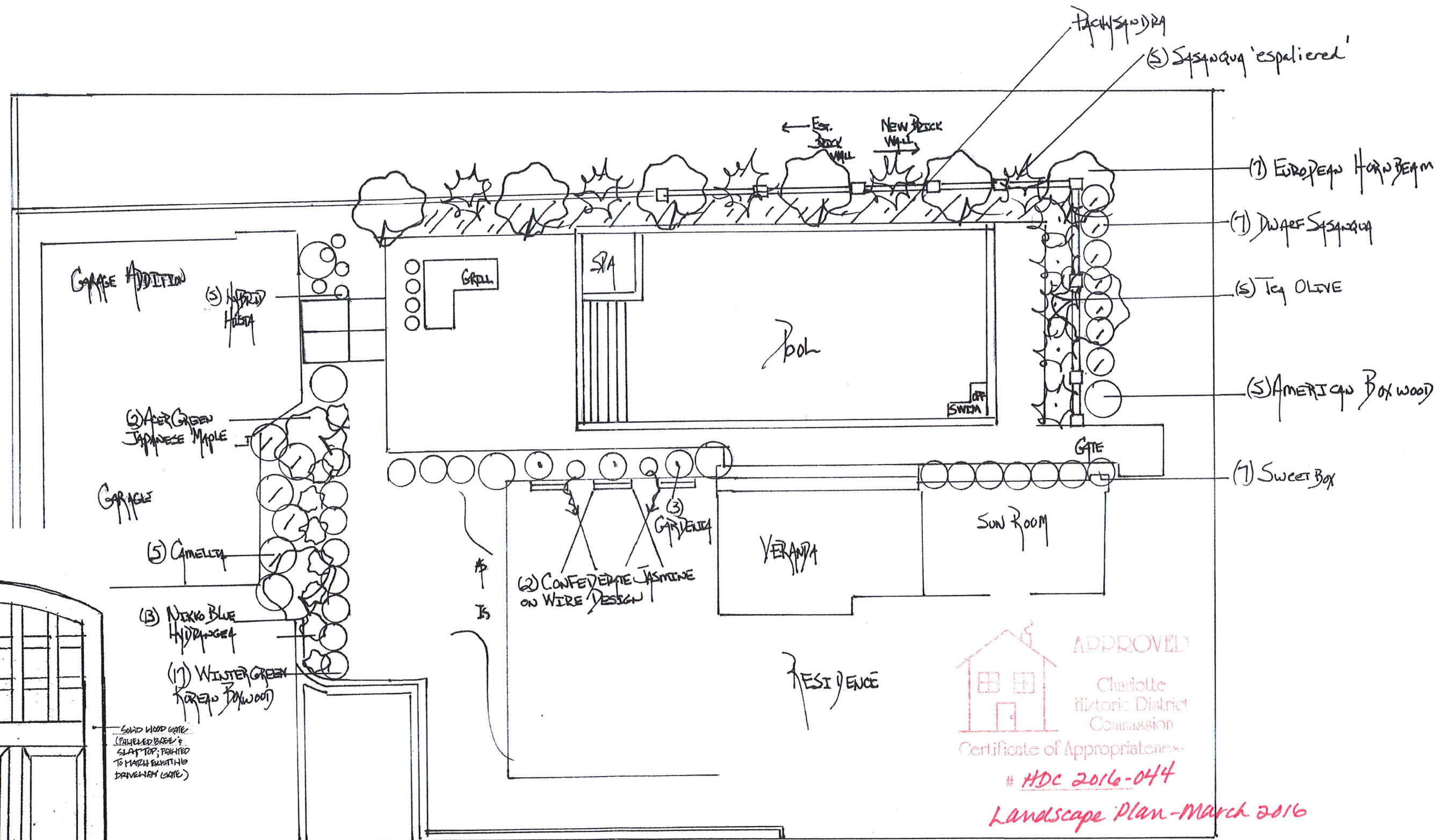
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Date: July 6, 2016
Revisions:
Drawn By: KCM
Sheet: A2.1
Willey 'Recreational' Garage (Charlotte, NC)

• SITE NOTES •
 GATES - SEE DETAIL
 WALL - OPEN PIERCED BRICK
 AT TOP THERE
 1 - DENOTES UPLIGHTING



'Proposed' Landscape Gate Elevation
 Not To Scale



Wiley 'Recreational' Garage
 1301 Dilworth Road - Charlotte, NC
 'Proposed' Landscape Plan
 Not To Scale



Gate Design - March 2016

