



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-318

DATE: 24 January 2017

ADDRESS OF PROPERTY: 1212 Lexington Avenue

TAX PARCEL NUMBER: 12309215

HISTORIC DISTRICT: Dilworth

OWNER(S): Clark and Lucy Dean

APPLICANT: Tony Gray

DETAILS OF APPROVED PROJECT: The project is a one-story addition to the rear and left side of the principal dwelling. The project also includes a rear covered porch and covered stoop on the right side. On the right side elevation of the existing house, changes will be made to the windows and doors on the first floor with new pine siding match existing toothed in where required. All new windows will be Simulated True Divided Light (STD L) in a 6/1 pattern to match existing. All new materials and details such as siding, foundation, roof details, and trim will match existing. See attached plans.

The project was approved by the HDC January 11, 2017.

- 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

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # 2016-318



1 | FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
 FRONT
 ELEVATION

gray design
 architecture, pa.

CLARK & LUCY DEAN
 1212 LEXINGTON AVE
 CHARLOTTE, NC

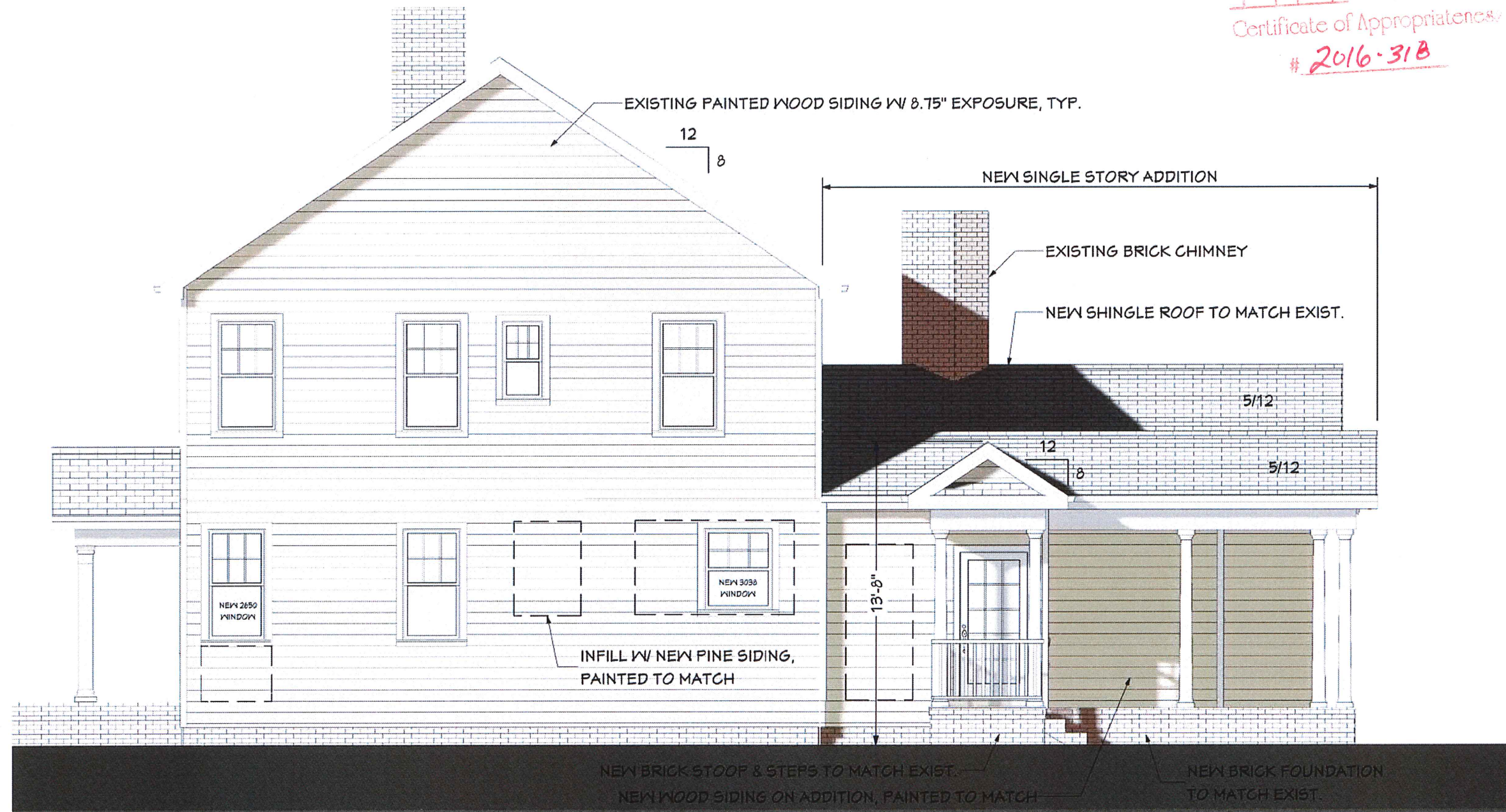
DATE:
 1/16/2017

SCALE:
 3/16" = 1'-0"

SHEET:

A-7


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1 | RIGHT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**RIGHT SIDE
 ELEVATION**

gray design
 architecture, pa.

CLARK & LUCY DEAN
 1212 LEXINGTON AVE
 CHARLOTTE, NC

DATE:

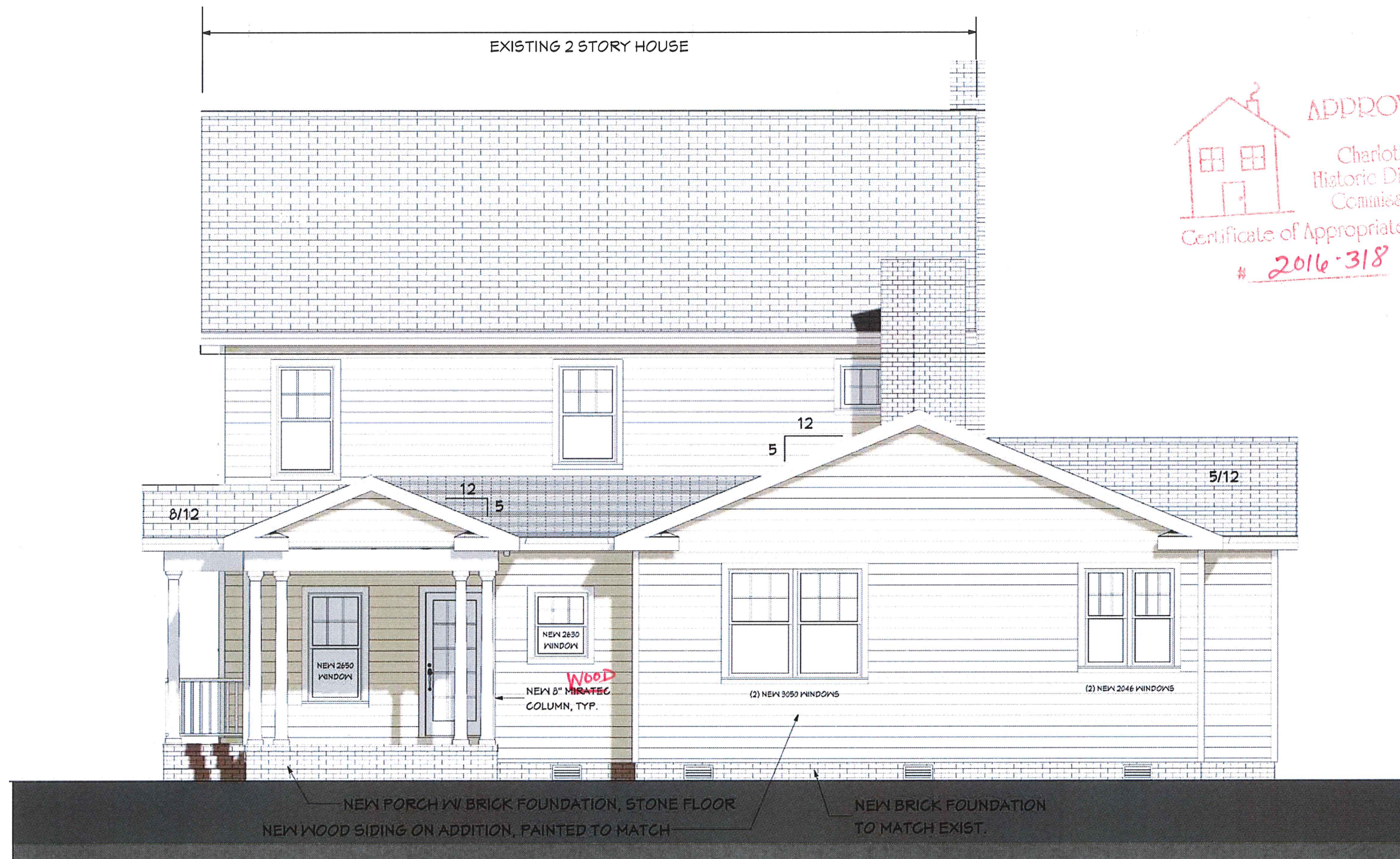
1/16/2017

SCALE:

3/16" = 1'-0"

SHEET:

A-8




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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**REAR EXTERIOR
 ELEVATION**

gray design
 architecture, pa.

CLARK & LUCY DEAN
 1212 LEXINGTON AVE
 CHARLOTTE, NC

DATE:

1/16/2017

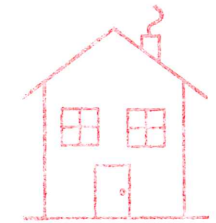
SCALE:

3/16" = 1'-0"

SHEET:

A-9

1 | REAR ELEVATION
 SCALE: 3/16" = 1'-0"

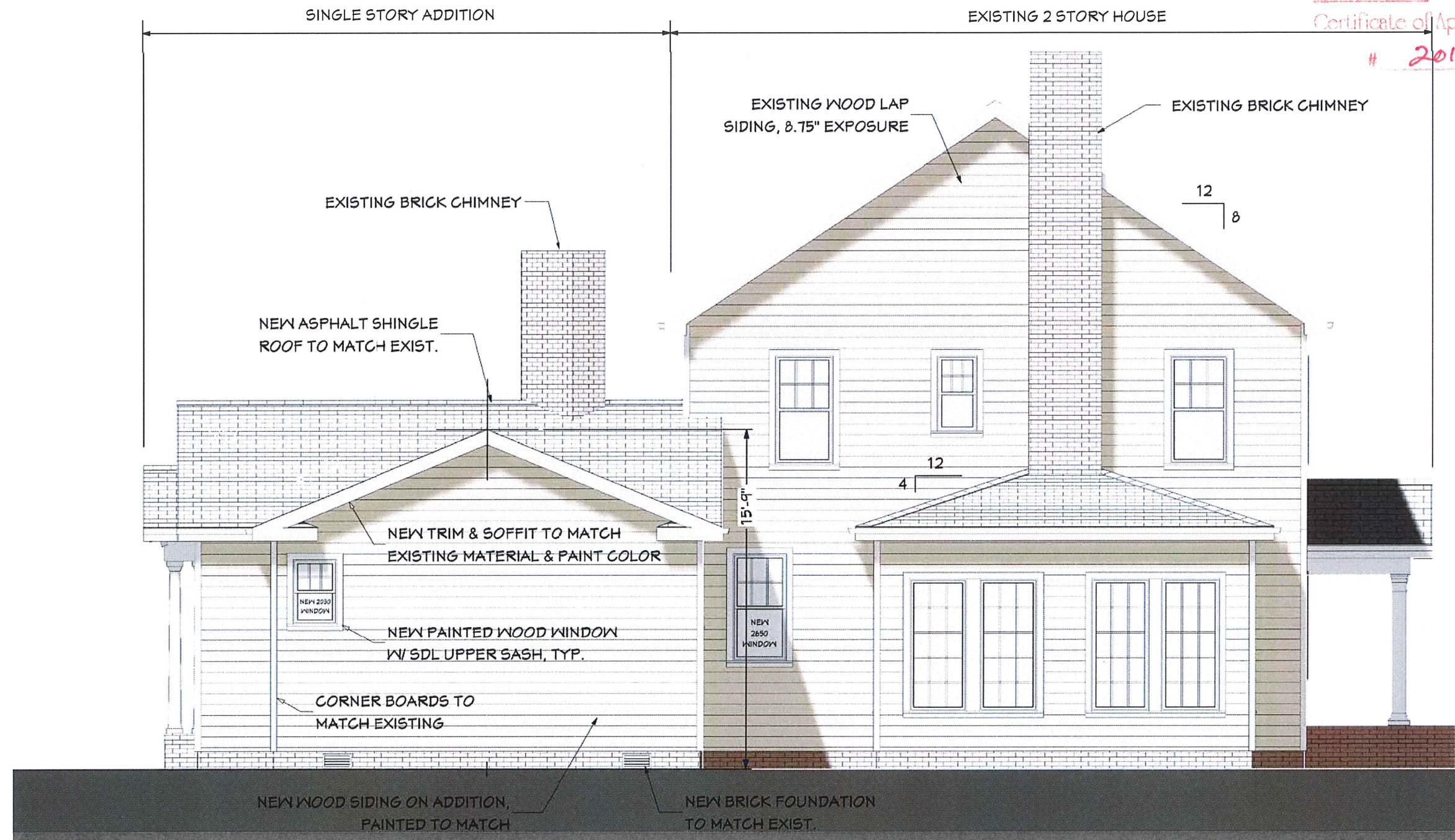


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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
LEFT SIDE EXTERIOR
ELEVATION

gray design
architecture, pa.

CLARK & LUCY DEAN
1212 LEXINGTON AVE
CHARLOTTE, NC

DATE:

1/16/2017

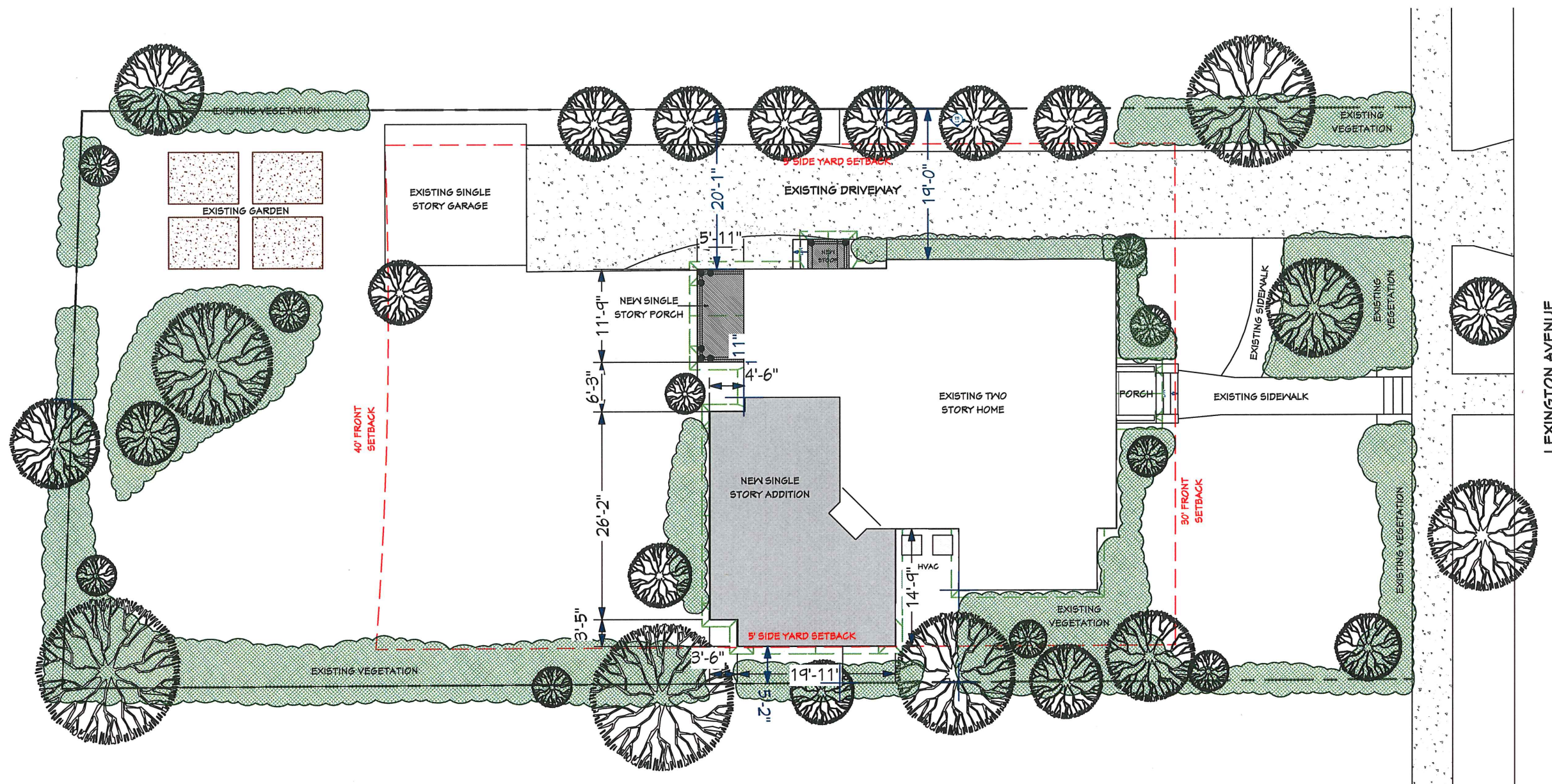
SCALE:

3/16" = 1'-0"

SHEET:

A-10

1 | LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1 | PROPOSED SITE PLAN

SCALE: 1" = 15'-0"

PROPERTY INFORMATION

ADDRESS:
1212 LEXINGTON AVE.
CHARLOTTE, NC 28203

PARCEL ID: 12309215

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AREA CALCULATIONS:

NEW HEATED AREA:
3,045 sq/ft

NEW REAR YARD AREA:
5,330 sq/ft

REAR YARD REDUCTION:
5,330 sq/ft / 5,890 sq/ft = 90.5%
9.5% Reduction in Rear Yard

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED SITE PLAN

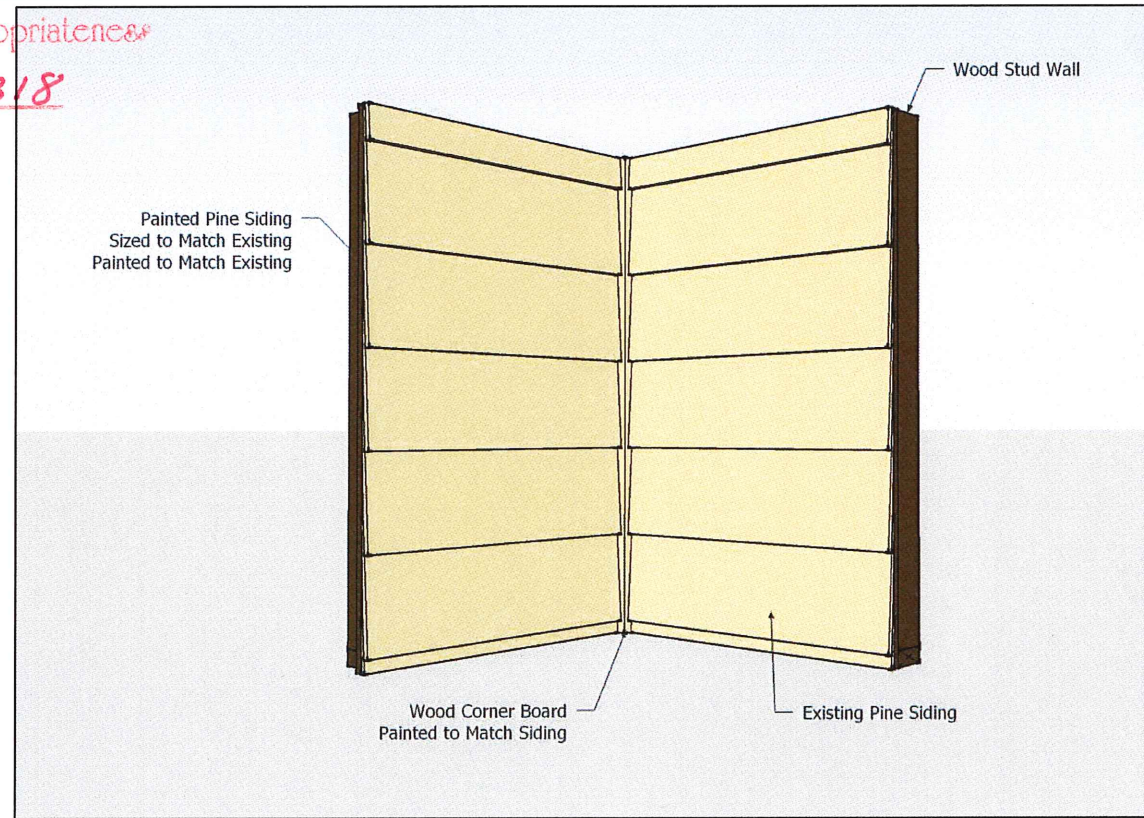
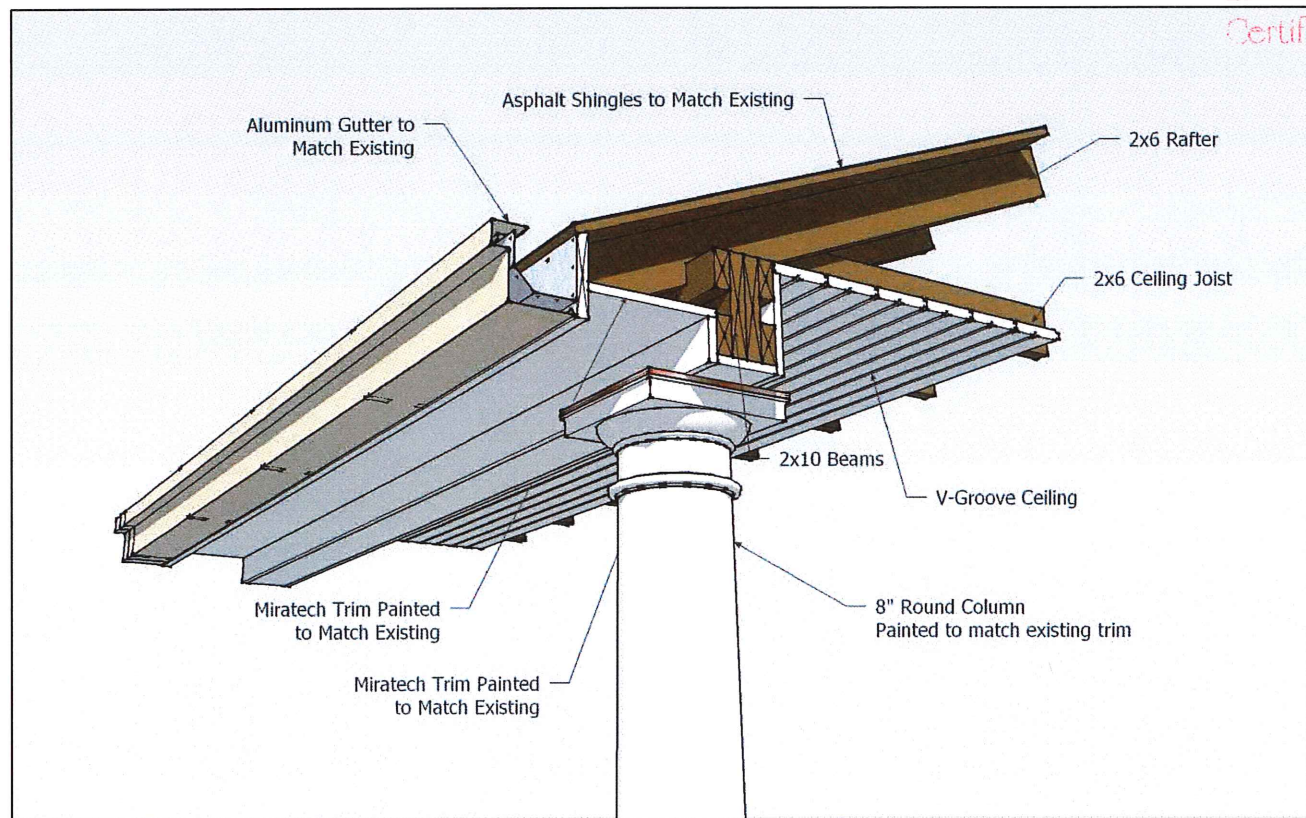
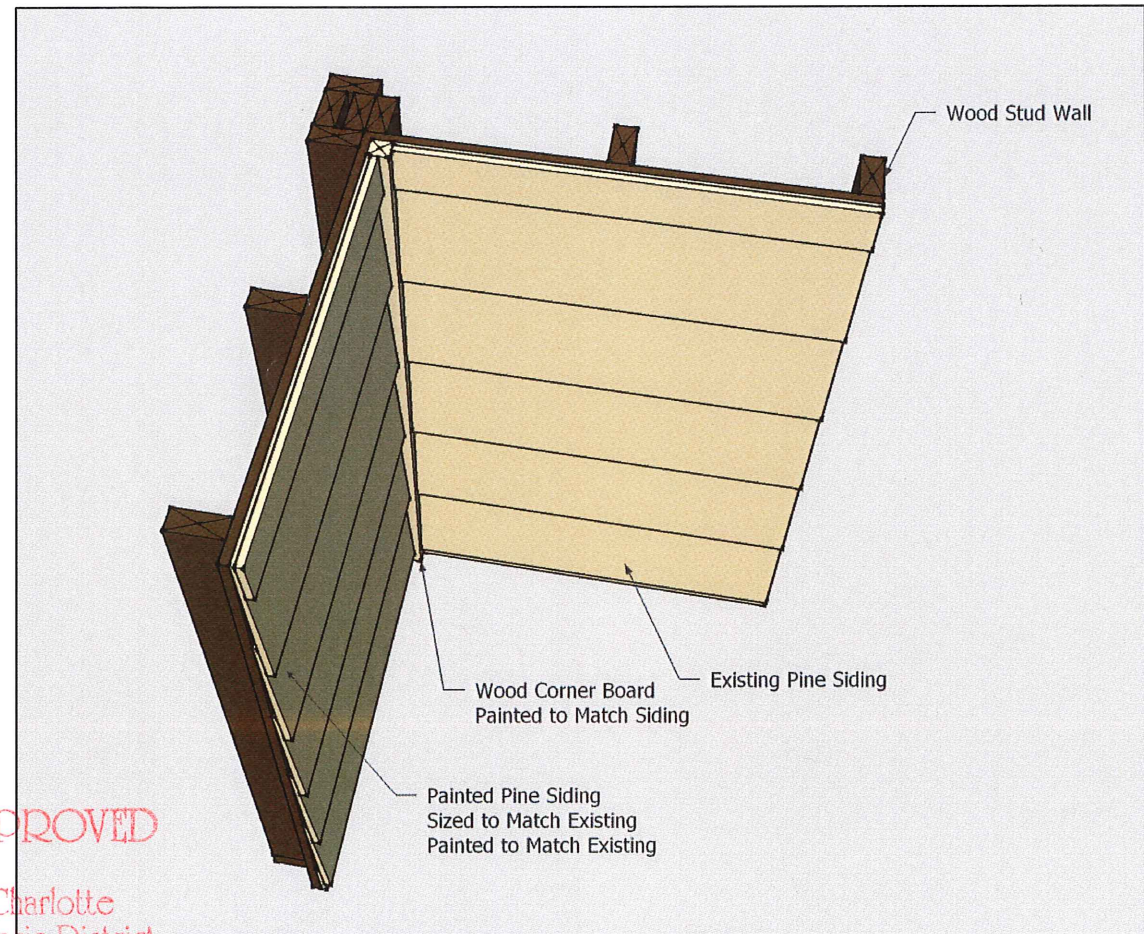
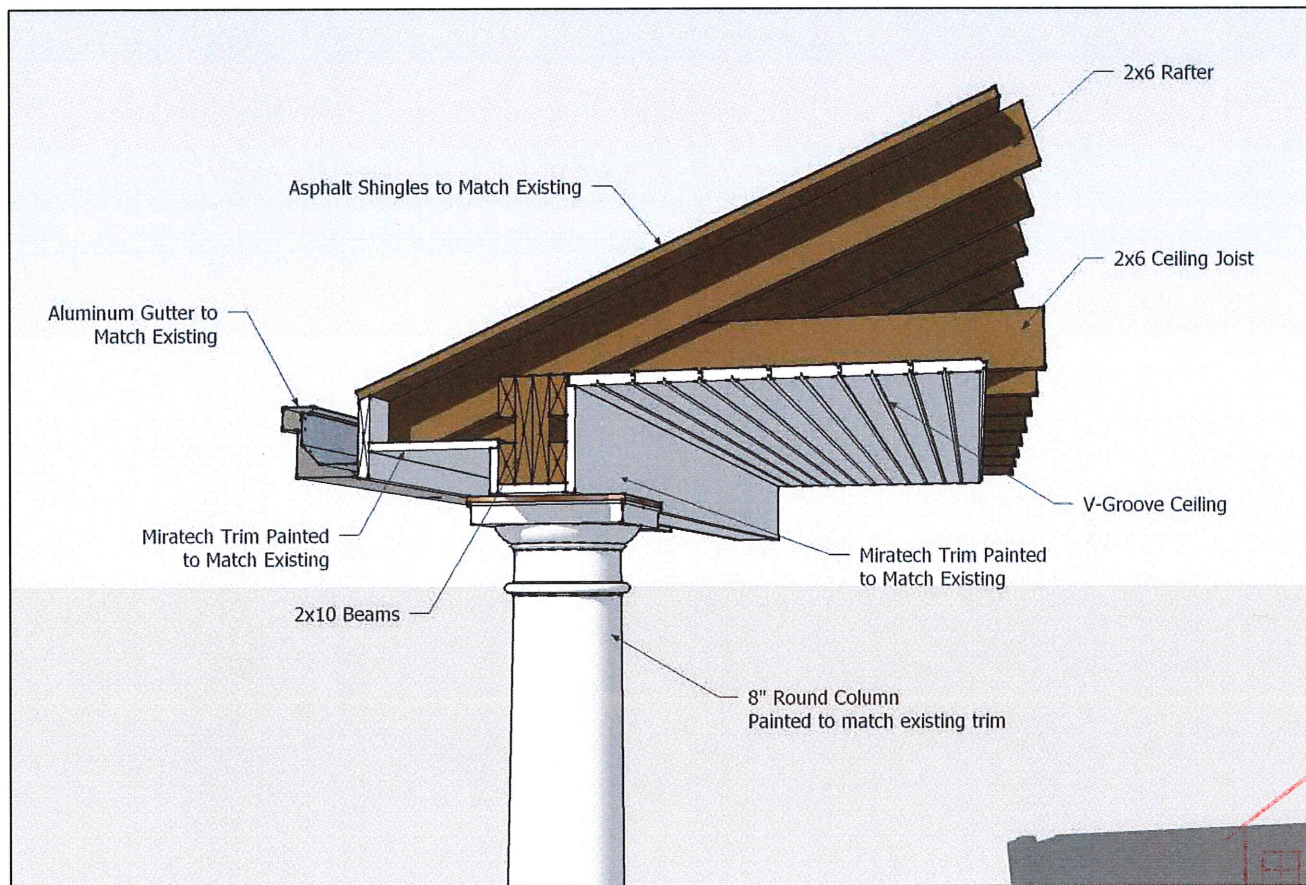
gray design
architecture, pa.

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DATE:
1/16/2017

SCALE:
1" = 15'-0"

SHEET:
A-13





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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PORCH BEAM DETAIL
SIDING DETAIL

gray design
 architecture, pa.

CLARK & LUCY DEAN
 1212 LEXINGTON AVE
 CHARLOTTE, NC

DATE:
1/16/2017

SCALE:

SHEET:
A-17