



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-256

DATE: 6 December 2016

21 November 2017 – Amended/Extension

25 September 2018 – Amended

ADDRESS OF PROPERTY: 1419 Lexington Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12309703

OWNER(S): Civil Adams McGowan

APPLICANT: Ray Sheedy

DETAILS OF APPROVED PROJECT: The project includes changes to the front porch columns, reconfiguring the small one-story addition on the left elevation with new windows and new wood lap siding, a small one-story rear addition, changes to windows and doors, and a new fence. Exterior details of the addition are wood lap siding, wood windows with wood trim to match existing and roof details to match existing. On the rear, a new concrete patio edged in brick measuring approximately 16 x 18' will be installed with brick access steps to the yard on the driveway side. The patio will be covered with a roof supported by wood columns to match the front elevation. All materials and trim details will be wood to match existing on the house. The new porch railing will be wood with pickets centered on the top and bottom rail, see attached exhibit labeled 'Railing Design – September 2018.' The roof of the porch will not impact any window or door openings on the house, and will measure approximately 16 feet from grade to ridge, see attached exhibits labeled 'Side Elevation – September 2018,' and 'Patio Plan – September 2018.'

Changes to doors include two new sets of French-style doors on the rear elevation. Muntins, if used, will be molded, Simulated True Divided Light (STD L). All existing windows will be replaced with double-hung wood windows with Simulated True Divided Lights (STD L) in an 8/8 and 6/6 pattern to match existing. On the right elevation a set of small double-hung paired windows will be removed and replaced with a larger single, double-hung window. On the left elevation a set of double-hung paired windows will be removed and two smaller double-hung windows will be installed. The header heights of all new window openings will align with existing. Where window changes are made, the exterior walls will be infilled with brick and mortar to match existing. See attached plans.

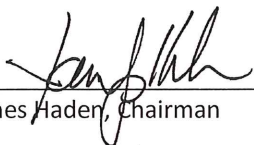
An existing dilapidated brick fence along the right property line will be removed. A new fence will be installed on the right property line beginning at the current rear corner of the house and extending on the outside of the driveway to the rear corner of the property. The finished fence will not exceed six feet in height with all framing members facing inward to the property being enclosed and the wood pickets will be painted or stained, see attached fence plan. The existing metal driveway access gate will remain. The project also includes the removal of existing concrete in the rear yard, which will be replaced with gravel, see attached site plan.

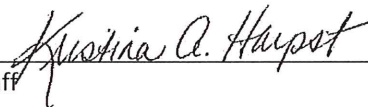
All other changes to the front elevation and right elevation were approved by the full Historic District Commission on October 12, 2016. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval – page 23: Fencing, Work in Rear Yards, and Replacement Windows and Doors.
2. This application is in compliance with the Policy & Design Guidelines for Additions, page 39: Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval; Windows & Doors, page 26 and Fencing, page 56.
3. The November 21, 2017 amendment also includes a 12 month extension of the original COA date.

- 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



Railing Design - September 2018



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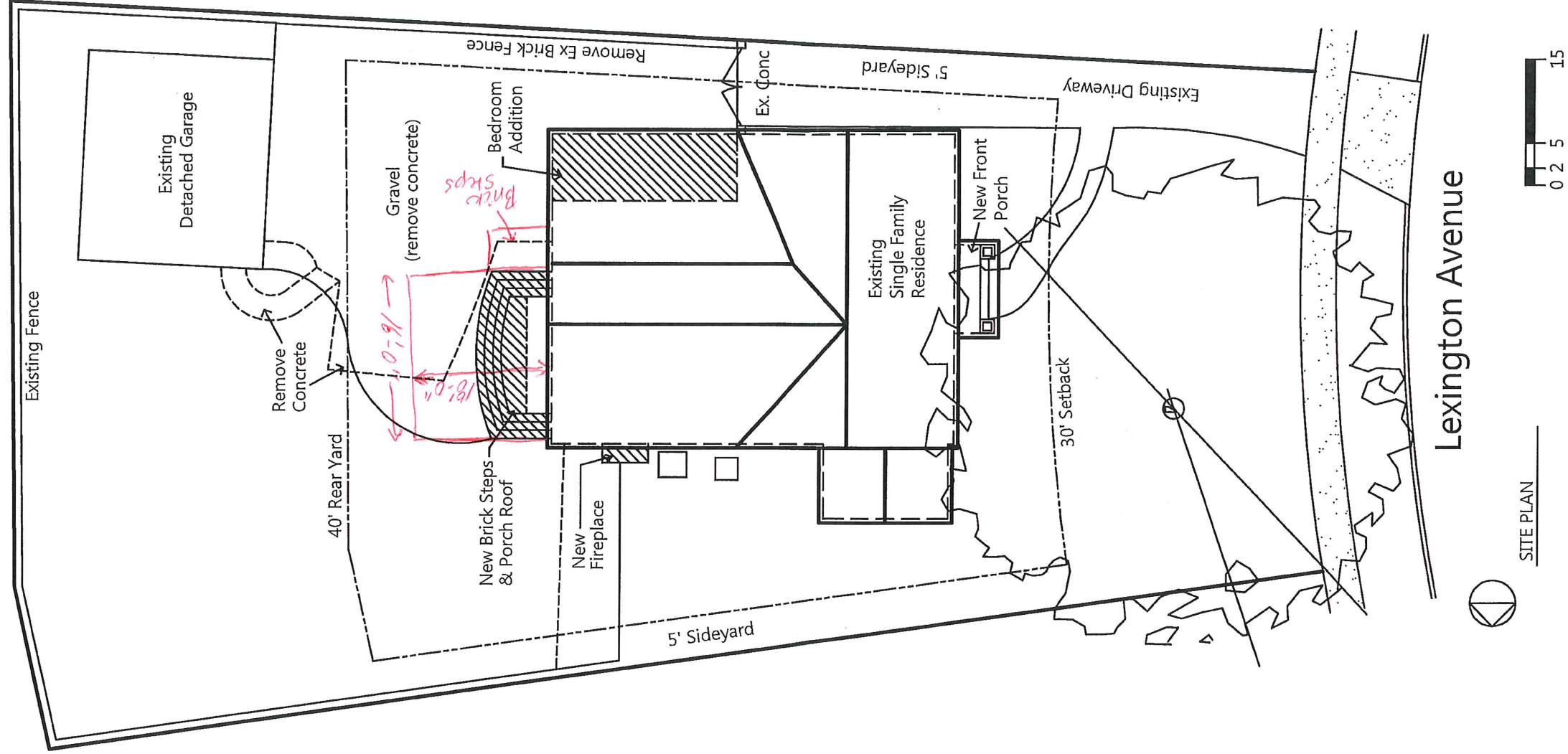


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Patio Plan-September 2018



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GARAGE

CONCRETE
DRIVE

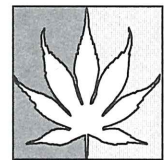
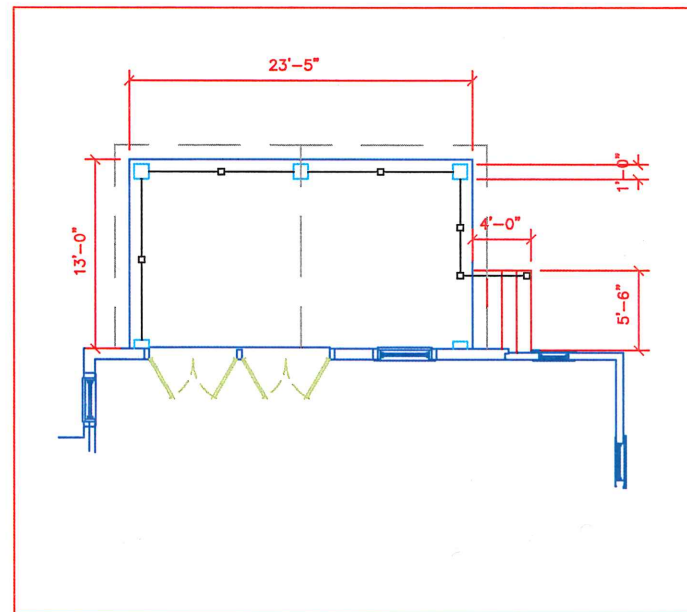
Gable Roof
(12" Overhang)

Recessed
Lights

Ceiling
Fan

NOTES:

1. Beadboard ceiling with recessed lighting and ceiling fan.
2. Fur down ceiling 8" to receive recessed lighting.
3. Box columns and trim to match front porch.
4. 2" picket hand railing around terrace.
5. Brick with ashlar pattern bluestone terrace with brick steps.
6. Roofing to be architectural shingles to match existing.
7. All trim work to be painted white.



Myron Greer
Garden Design Horticulture

McGowan

SCALE 1"=10'
June 15, 2017

Side Elevation - September 2018

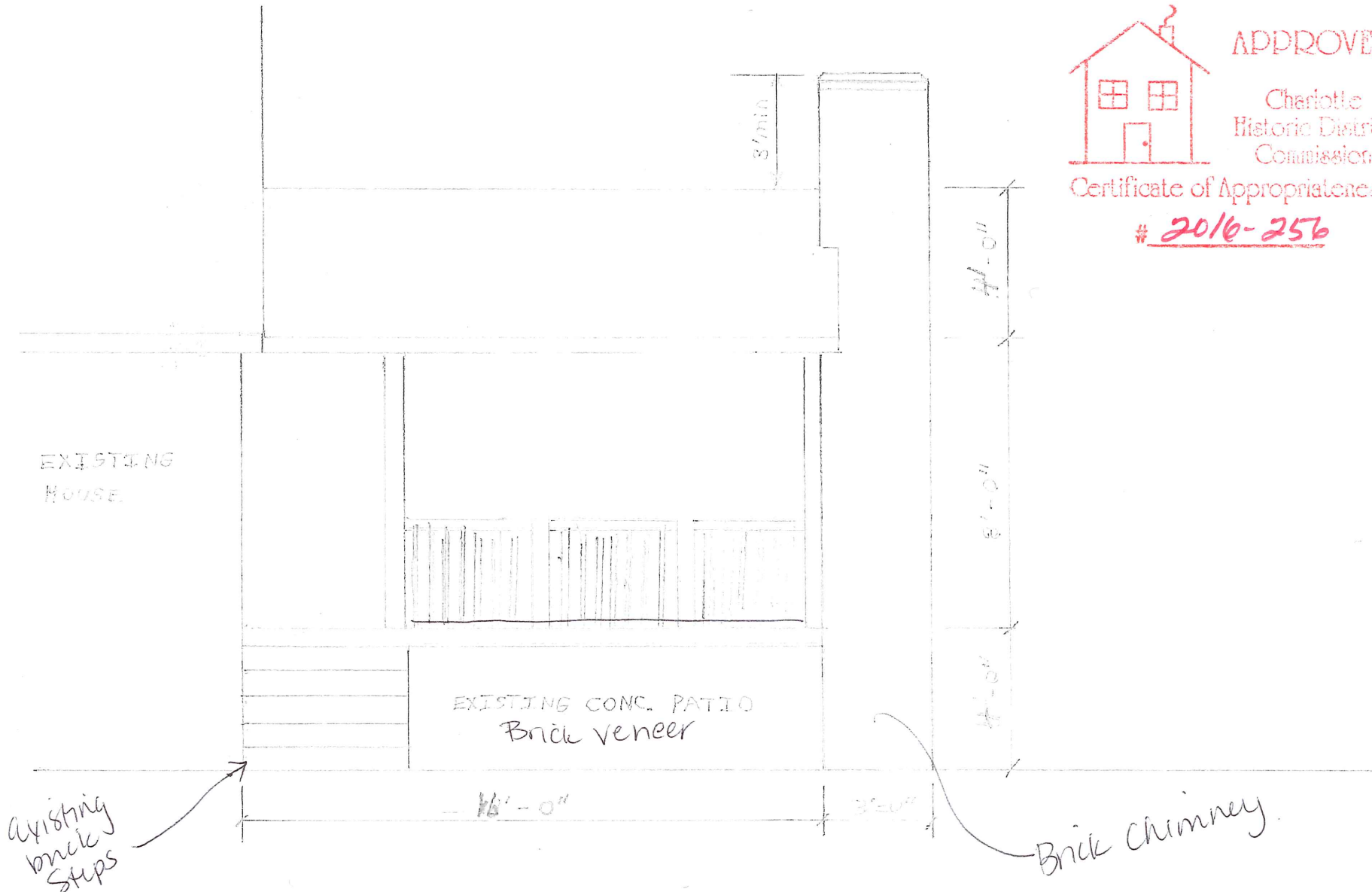


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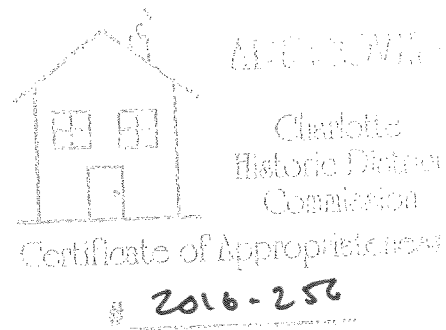
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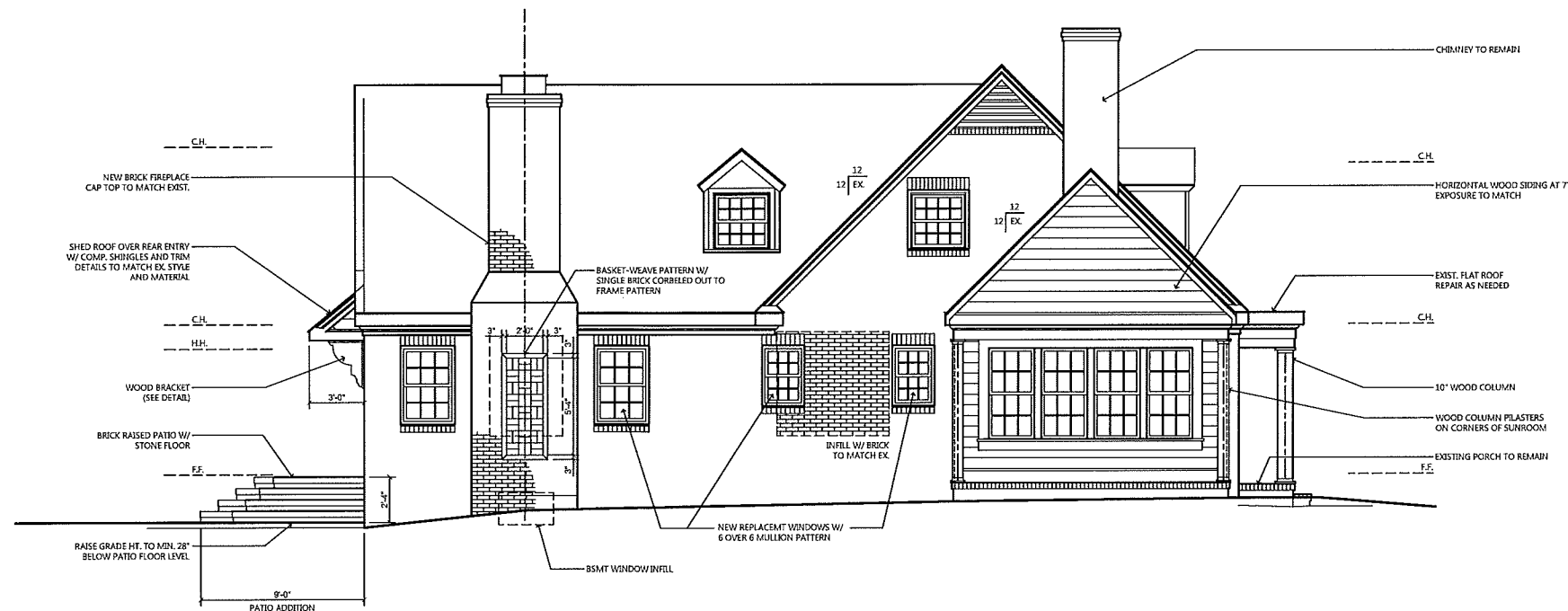


⊙ SIDE ELEVATION
COVERED PORCH - FIREPLACE

1419 LEXINGTON Ave



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



North Elevation | 2 1/4" = 1'-0"

**SHEEDY
WATTS**
design

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

Consultants

McGowan Residence

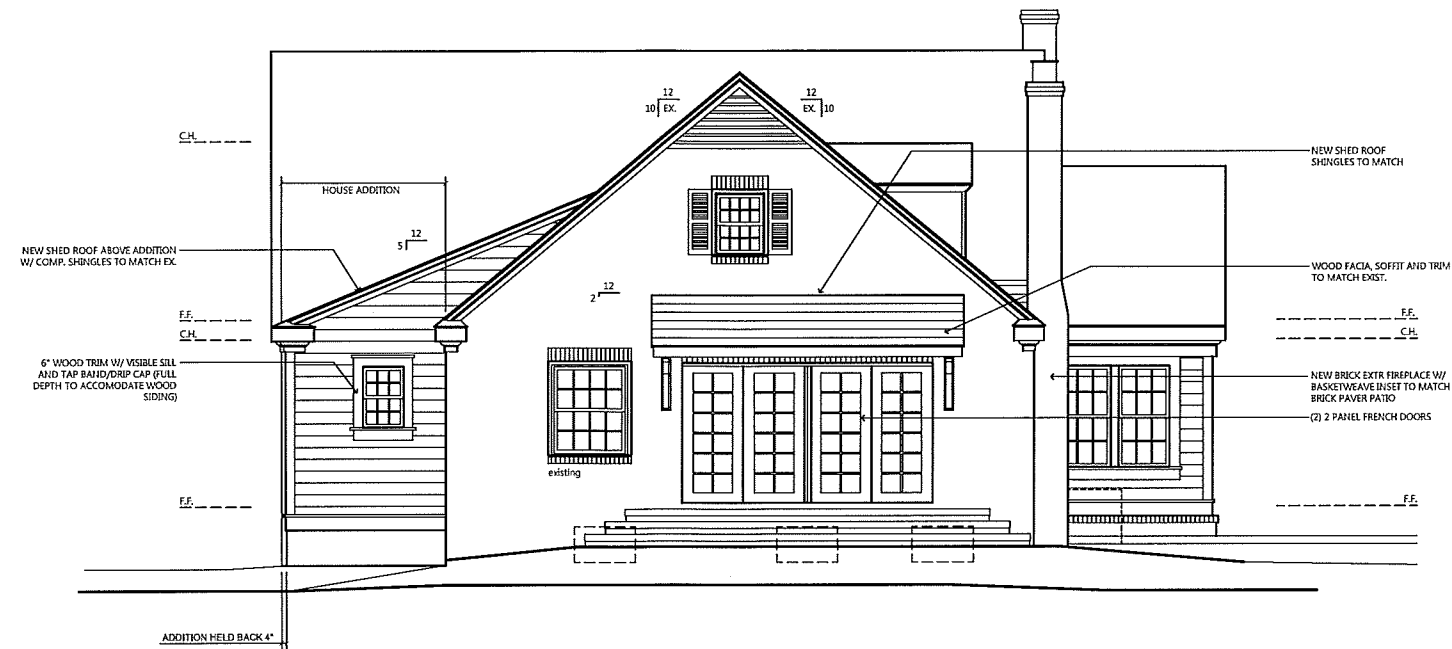
1419 Lexington Ave
Charlotte NC

Revisions

Date: December 5, 2016
Drawn by: CW RLS
Checked: RLS

Exterior
Elevations

A2



East Elevation | 1 1/4" = 1'-0"



South Elevation | 2 1/4" = 1'-0"

**SHEEDY
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McGowan Residence

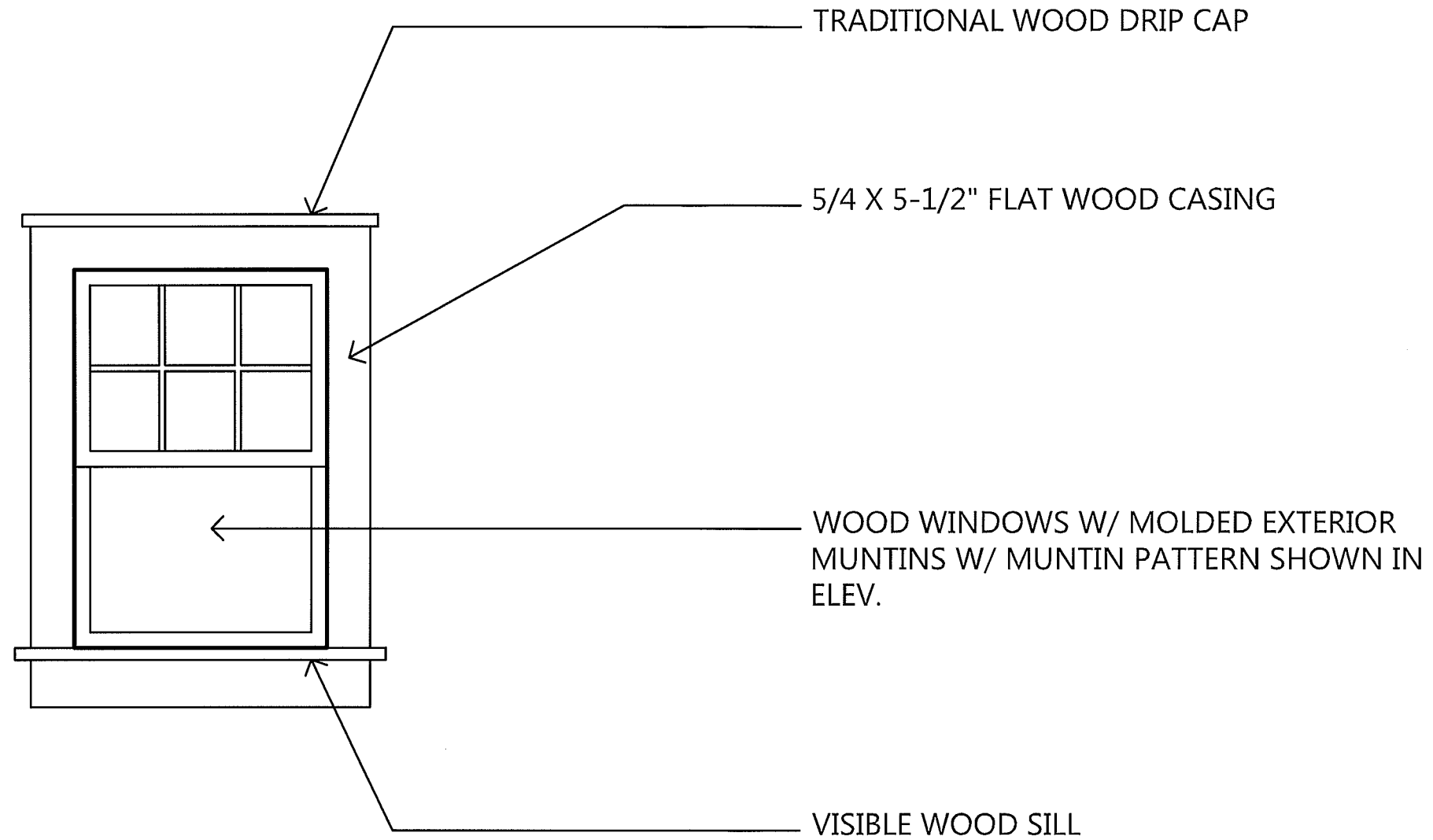
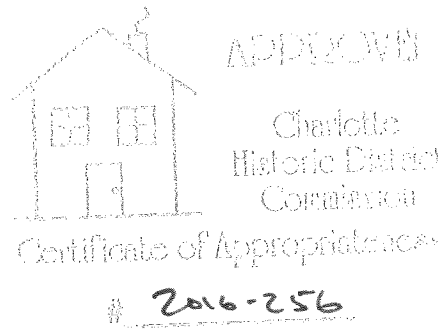
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Revisions

Date: December 5, 2016
Drawn by: CW RLS
Checked: RLS

Exterior
Elevations

A2.1



NOTE: ALL EXISTING WINDOWS (TO BE REPLACED)
AND ALL NEW WINDOWS WILL BE MOLDED EXTERIOR
MUNTINS USING AN 8/1 OR 6/1 MUNTIN PATTERN AS
SHOWN ON ELEV'S

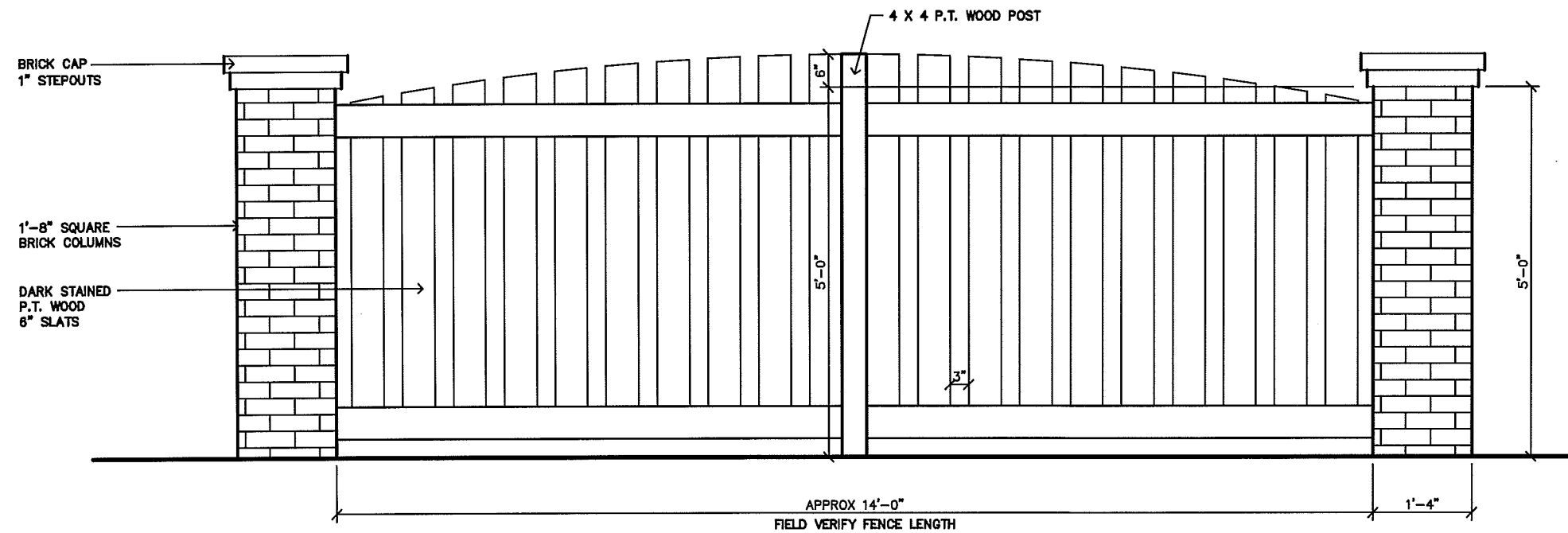


ADDENDUM

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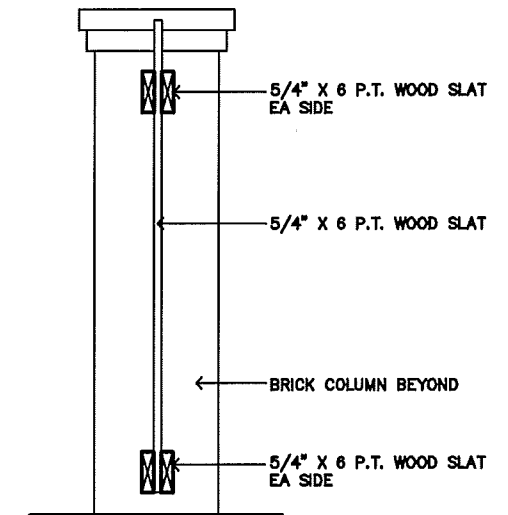
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FENCE DETAIL

ELEVATION



SECTION