



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00254 DATE: 27 April 2017

ADDRESS OF PROPERTY: 1819 Lennox Avenue

TAX PARCEL NUMBER: 121.082.15

HISTORIC DISTRICT: Dilworth

APPLICANT/OWNER: John Fryday Architect on behalf of owners Brice and Kristy Oldham

DETAILS OF APPROVED PROJECT: Rear Addition and New Garage. Re windows will be replaced underneath porch roof. A set of French doors will be added to each side of new rear single entry door. A door existing at a right angle to the rear of the house will be removed. The toothed in siding will match existing. New deck will extend out from house. Diagonal lattice work will be beneath floor level to ground. See exhibit labeled 'Elevation Side House View New April 2017'. New two car garage will be located in left rear of back yard. Access will be from adjacent alley and cut over at rear corner of house. Large existing tree in rear yard will be protected according to measures identified by a Certified Arborist. (Copy submitted to HDC staff.) See exhibit labeled 'Site Plan April 2017'. New garage will have a gabled roof with shed dormers to each side. See exhibit labeled 'Elevation Rear Street View April 2017'. Wooden, carriage style garage doors will be two single doors, side-by-side. A window will be added to left of doors on entry side. See exhibit labeled 'Elevation Garage Entry View New April 2017'. All new, materials (including siding, windows, roofing, etc.) and details (including window configuration, soffit/fascia treatment, overhang, siding, trim, etc.) will match existing. A trim band will be added between floors.

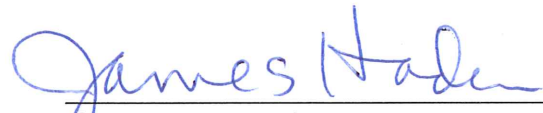
Applicable Policy & Design Guidelines Projects Eligible for Administrative Approval – *Work in Rear Yards*


- Additions to the rear of buildings that are neither taller nor wider than the existing structure
- Decks
- Patios
- New rear yard accessory building and structures

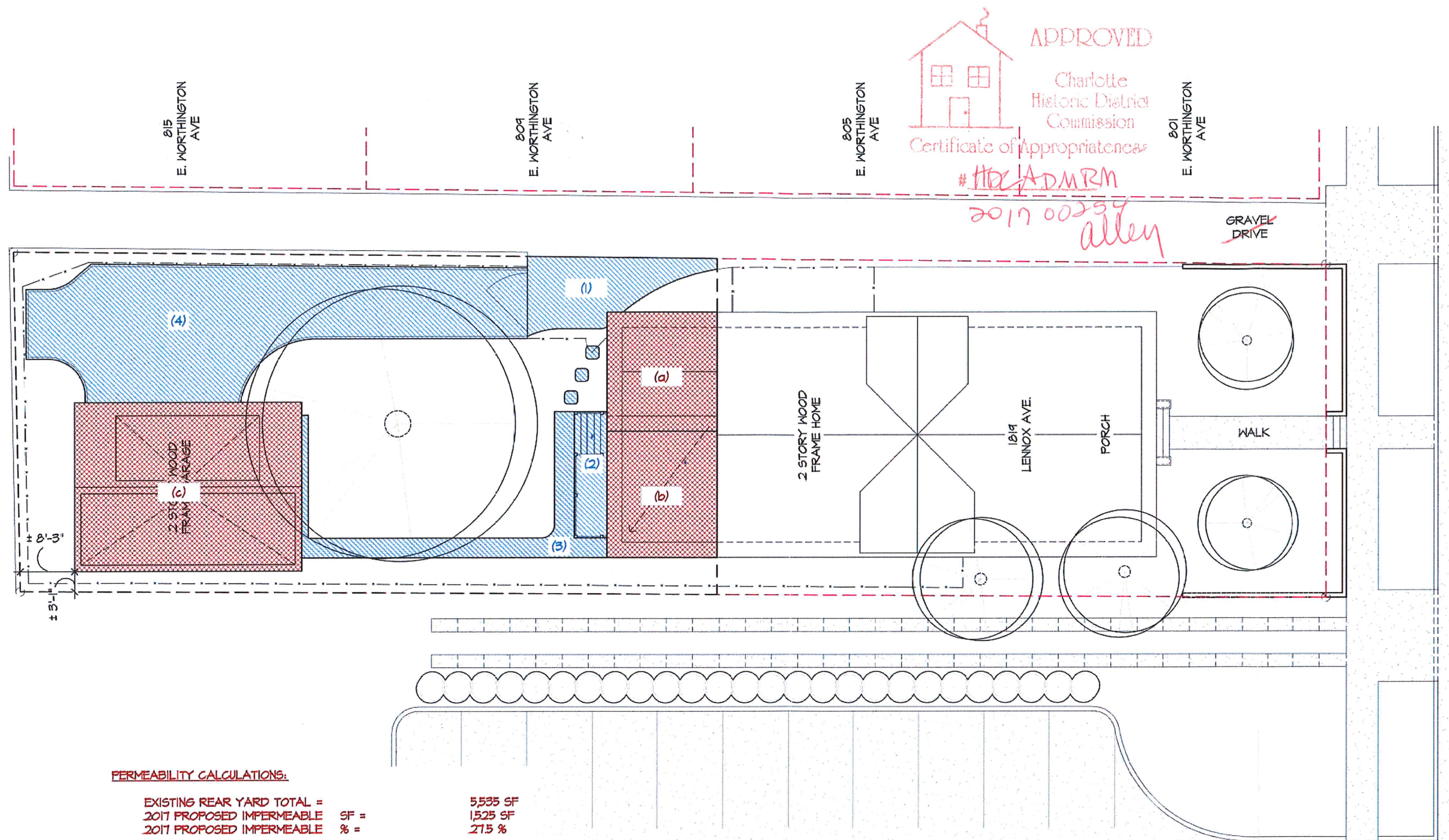
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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 .


Chairman, James Haden


Staff, Wanda Birmingham



PERMEABILITY CALCULATIONS:

EXISTING REAR YARD TOTAL = 5,535 SF
2017 PROPOSED IMPERMEABLE SF = 1,525 SF
2017 PROPOSED IMPERMEABLE % = 27.5 %

(a) PREVIOUS ADDITION = 300 SF
(b) 2017 PROPOSED ROOF EXTENSION OVER DECK = 325 SF
(c) 2017 PROPOSED REAR YARD GARAGE = 900 SF

PROPOSED IMPERMEABLE TOTAL = 1,525 SF

(1) EXISTING GRAVEL DRIVEWAY APPROACH = 215 SF
(2) PROPOSED WOOD DECK UNCOVERED = 100 SF
(3) PROPOSED BRICK PAVER WALKWAY (SAND BASE) = 230 SF
(4) PROPOSED BRICK PAVED DRIVEWAY (SAND BASE) = 1,121 SF
UNALTERED PERMEABLE LANDSCAPING = 2,344 SF

PROPOSED PERMEABLE TOTAL = 4,010 SF

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

1819 LENNOX AVENUE - PERMEABILITY CALCULATIONS

Site Plan April 2017



118 East Kingston Avenue
Suite 20
Charlotte, NC 28203

Tel: 704-372-0001
Fax: 704-372-2517
www.fryday-doyne.com

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PROJECT NAME:

OLDHAM RESIDENCE
1819 LENNOX AVE
CHARLOTTE, NC
28203

DATE: 4/05/2017

ISSUED FOR:

HDC REVIEW

REVISIONS:

DRAWN BY: SMG

SHEET TITLE:

SITE
PLAN

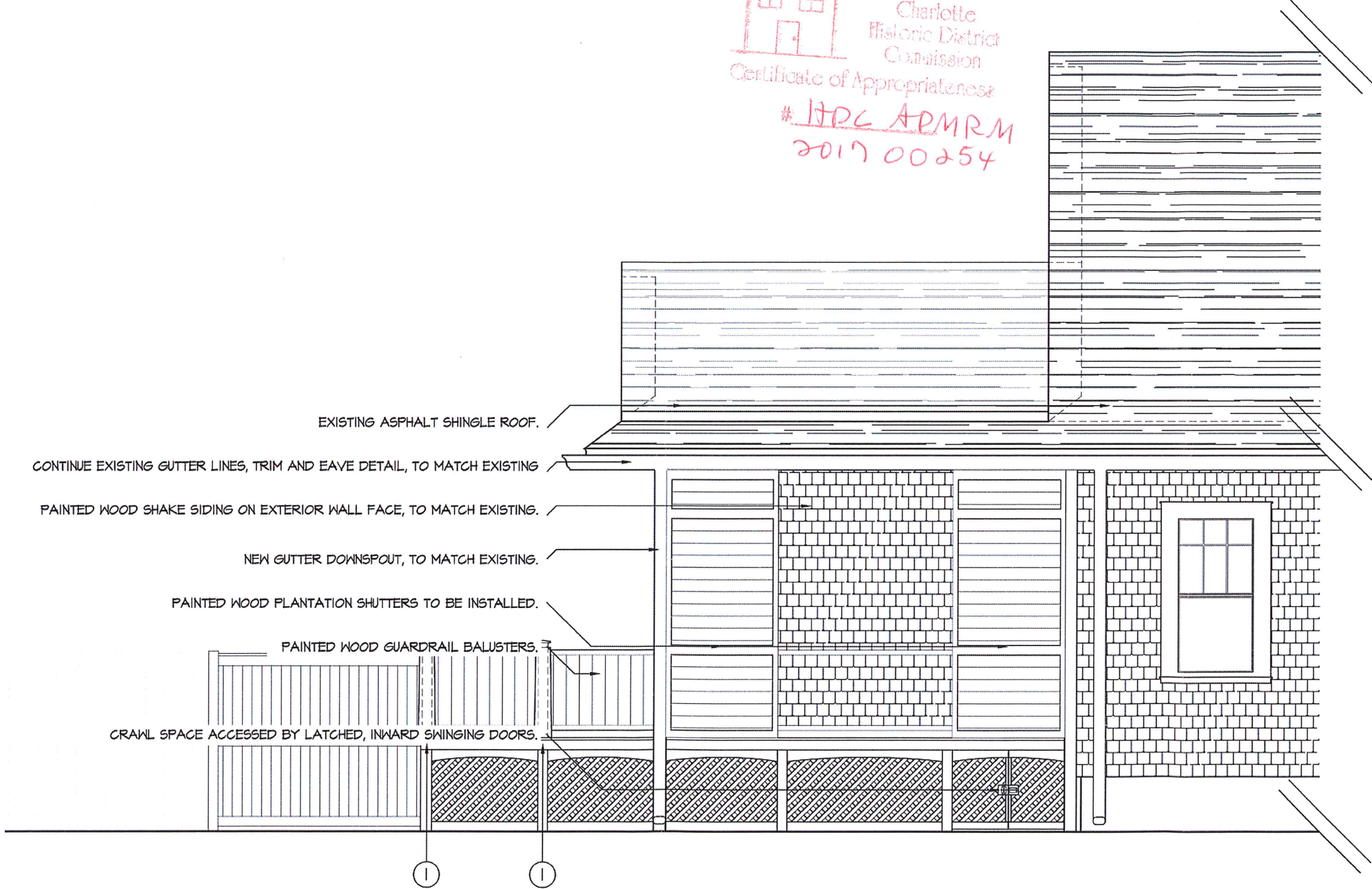
SHEET NUMBER:

A0.0

KEYED CONSTRUCTION NOTES

1. PAINTED WOOD GUARDRAIL POSTS, AND CAPS TO BE APPROVED BY OWNER.

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Charlotte
Historic District
Commission
Certificate of Appropriateness
HDC ADMM
2017 00254



SCALE: 1/4" = 1'-0"

ELEVATION - SIDE HOUSE VIEW NEW

April 2017

FRYDAY & DOYNE
ARCHITECTURE • INTERIOR DESIGN
118 East Kingston Avenue
Suite 20
Charlotte, NC 28203
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PROJECT NAME:

OLDHAM RESIDENCE
1819 LENNOX AVE
CHARLOTTE, NC
28203

DATE: 3/30/2017

ISSUED FOR:
HDC REVIEW

REVISIONS:

DRAWN BY: SMG

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A3.2



118 East Kingston Avenue
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PROJECT NAME:

OLDHAM RESIDENCE
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CHARLOTTE, NC
28203

DATE: 3/30/2017

ISSUED FOR:
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REVISIONS:

DRAWN BY: SMG

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.4



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Certificate of Appropriateness

HDC-ADMRM

2017.00254

BUILDING HEIGHT
ELEVATION 21'-0"

± 2'-6"

CEILING HEIGHT
ELEVATION 19'-0"

8'-6"

FINISHED FLOOR
ELEVATION 10'-0"

1'-0"

CEILING HEIGHT
ELEVATION 9'-0"

9'-0"

PROPERTY LINE

PROPERTY LINE

SCALE: 1/4" = 1'-0"

ELEVATION - REAR STREET VIEW NEW

April 2017

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PROJECT NAME:

**OLDHAM RESIDENCE
1819 LENNOX AVE
CHARLOTTE, NC
28203**

DATE: 3/30/2017

ISSUED FOR:
HDC REVIEW

REVISIONS:

DRAWN BY: SMG

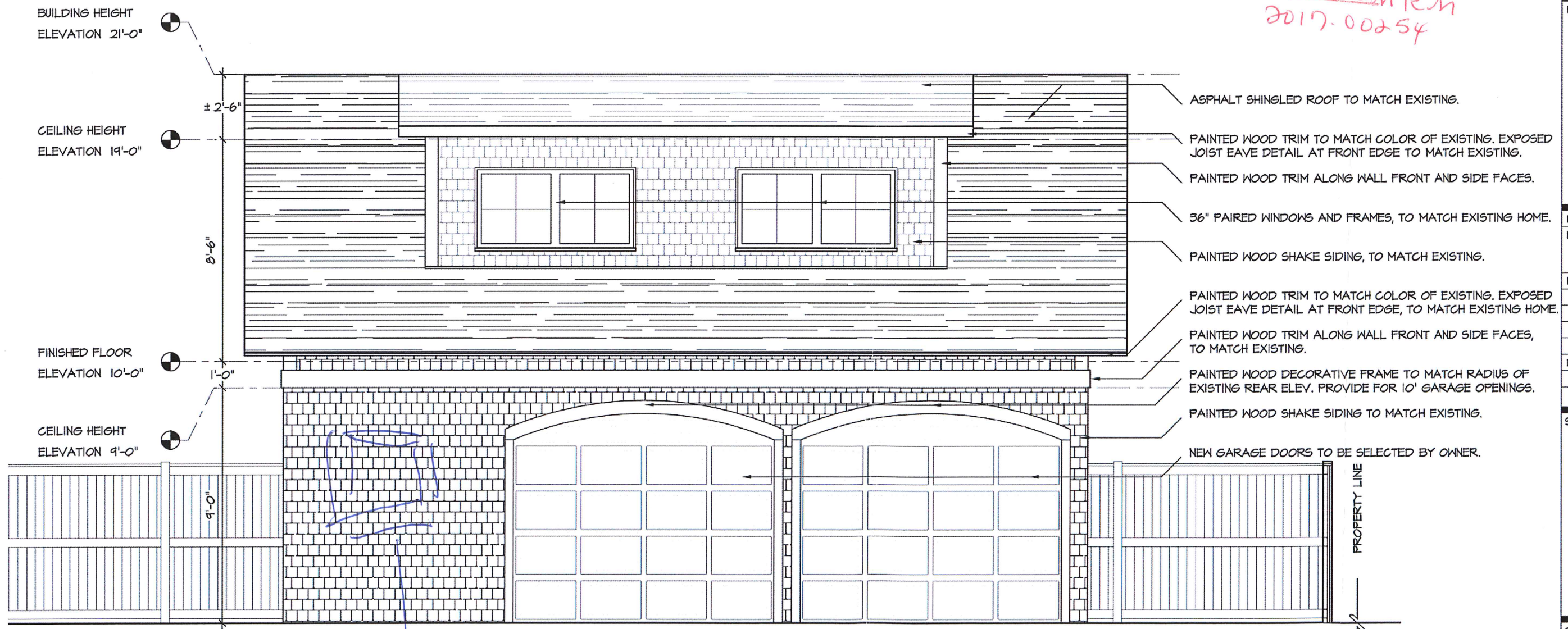
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ELEVATIONS

SHEET NUMBER:

A5.2

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Charlotte
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Certificate of Appropriateness
#HDC-ADM RM
2017-00254



SCALE: 1/4" = 1'-0"

ELEVATION - GARAGE ENTRY VIEW NEW

April 2017