



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS – 2nd Amendment

CERTIFICATE NUMBER: 2017-00650

DATE: August 3, 2018

ADDRESS OF PROPERTY: 2227 Sarah Marks Avenue

TAX PARCEL NUMBER: 12112213

HISTORIC DISTRICT: Dilworth

APPLICANT/OWNER(S): ALB Architecture/Carol and Thomas Morano

DETAILS OF APPROVED PROJECT: The project is an upper level addition to the garage that would retain rear yard open space and provide additional heated square footage. Existing siding on the garage is replaced with wood lap siding and new siding is cedar shake. A new wood garage door will replace the existing door. All roof and trim details are noted on Sheet 17. Window sizes and window lite patterns are shown on the elevations, Sheet 16. Mechanical units are located at the rear of the garage. The addition does not encroach into the side or rear setbacks. The new height is approximately 18'. The amended plans include a redesign of the interior stairs, addition of a window on the first floor left elevation, the relocation of a vent on the second floor right elevation, location of the left vent on the second floor right elevation and replacement of a vent over the garage with a light fixture.

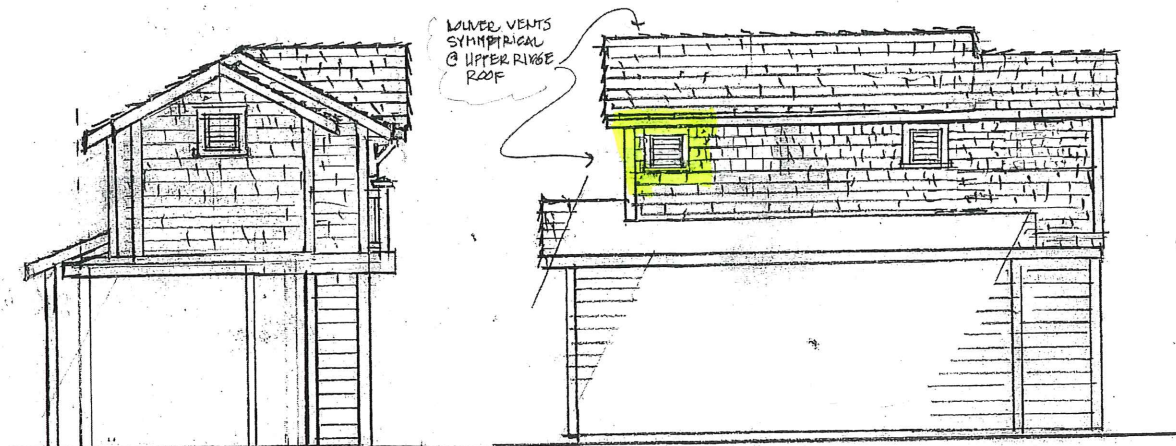
The project was approved by the HDC December 13, 2017.

- 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.

Jim Haden, Chairman

Staff



PROPOSED REAR ELEVATION
1/4"=1'-0"

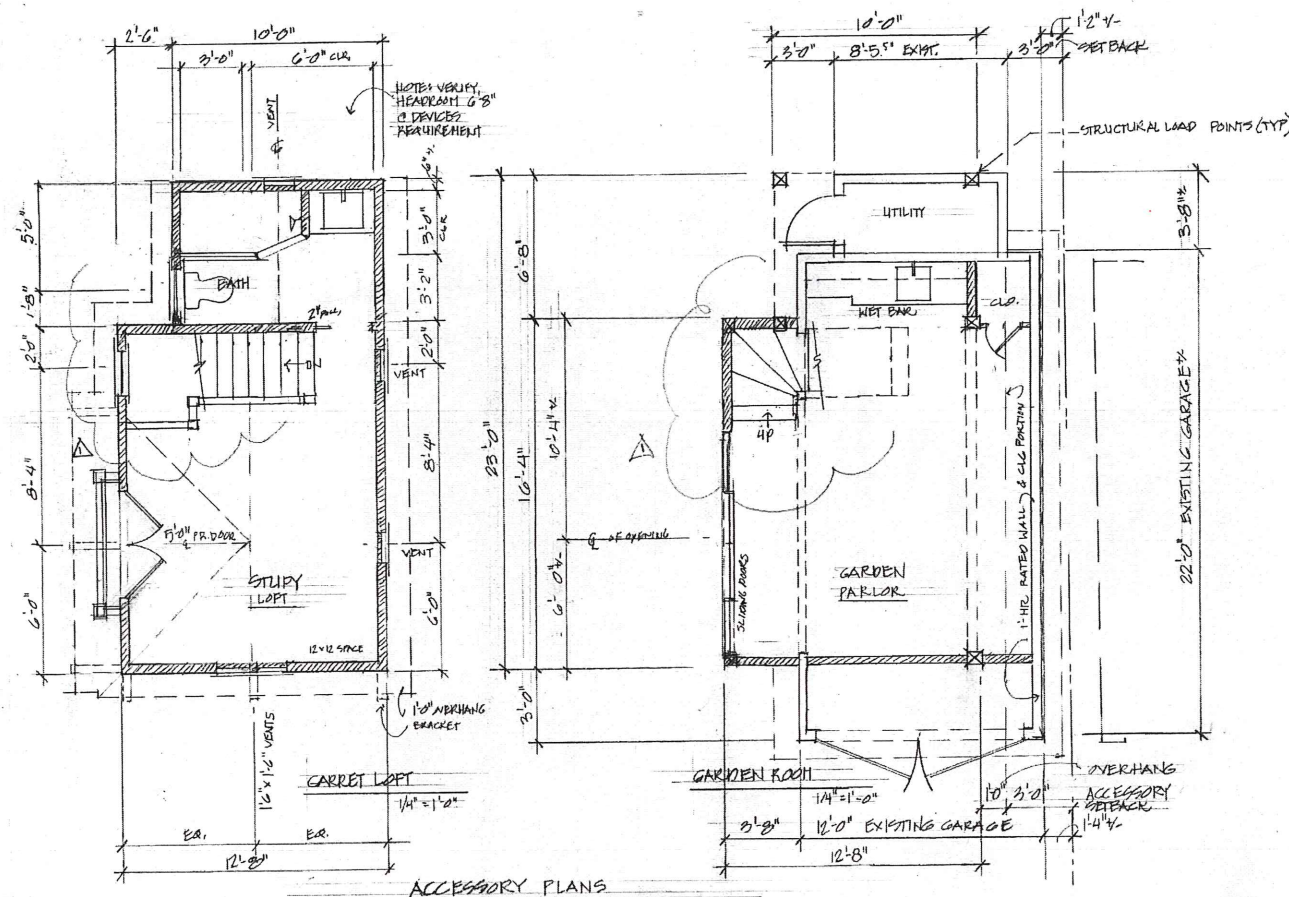
PROPOSED RIGHT ELEVATION
1/4"=1'-0"



PROPOSED LEFT ELEVATION
1/4"=1'-0"

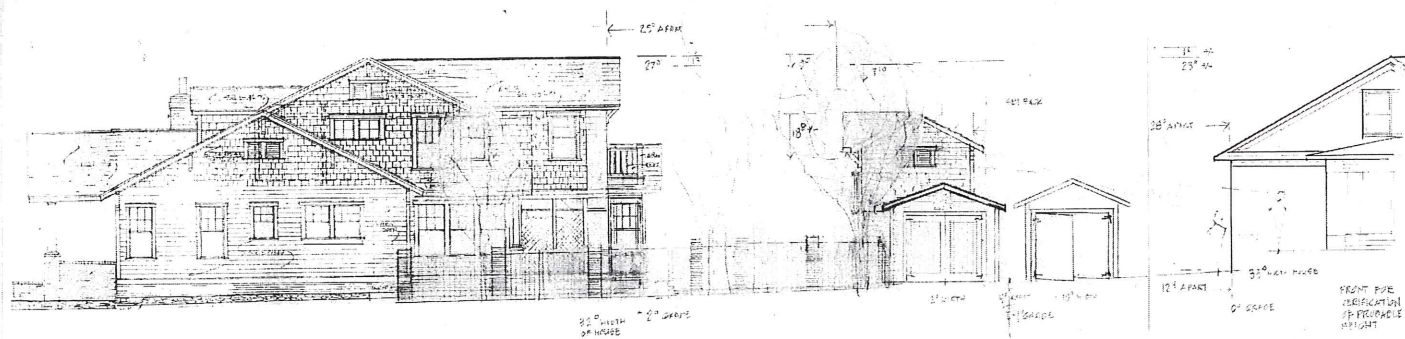
COMPOSITE SHINGLE ROOF TO MATCH EXISTING OF HOUSE
W/ ROOF VENT & RAUVE VENTILATION
6/12 ROOF PITCH W/ EXPOSED RAFTER/TAIL EAVES TO
MATCH EXISTING OF HOUSE W/ CORNER SOFFIT
CEGAR SHINGLES & UPPER FLOOR W/ 5/4" x 4"
CORNER BOARD TRIM
1/4" x 4" WOOD PICKETS PROPORTIONAL TO HOUSE FOR
2" x 2" OVERHANG
WOOD LOCATIONS SIZE OF GARAGE W/ TRIM DETAILS
TO MATCH HOUSE
2" x 2" WOOD PICKETS
6" SQUARE WOOD POST W/ 2" x 2" HT RAILING TO MATCH
DETAILS OF HOUSE BALCONY RAILING ATTACHED TO WALL
ALL TRIM TO MATCH HOUSE; 2" x 2" BOARD & BAKE EAVE (EXPOSED);
5/4" x 4" CORNER BOARDS; 5/4" x 4" HEAD TRIM W/ DRIP CAP;
5/4" x 4" TRIM CASING & DOORS & WINDOWS; 10" WOOD BALUO W/ DRIP CAP
REWORK EXISTING EAVE OF EXISTING GARAGE TO
BECOME EXPOSED RAFTER/TAIL TO MATCH THE
ADJACENT GARAGE & SIMILAR TO HOUSE
REWORK EXISTING COMPOSITE BOARD SIDING TO BE REFRACED
W/ WOOD LAP SIDING TO MATCH THAT OF HOUSE. NOTES:
A 1-HR FIRE RATING IS REQUIRED UP TO THE
PERMITTED SETBACK FOR THE NON-CONFORMING PARTIAL
NEW WOOD DOORS W/ RAUVE & STILES & VERTICAL FLANK
WOOD SIMILAR TO ADJACENT GARAGE & W/ SIMILAR STRAP
HINGES
NOTES: WOOD ST DL WINDOWS TO MATCH HOUSE - 2" x 2" G/L DH -- FOR 6" FL
W/ LITE CASEMENT 2" x 2" -- FOR 2ND FL - MULTI-PANE DOORS
TO MATCH OR SIMILAR TO HOUSE
NOTE: HOUSE CARKER TO BE REMOVED FROM 45° CORNER TO 90° UNDER
EXISTING ROOF EAVE, SALVAGE & RE-INSTALL DOORS & WINDOWS UNDER SEPARATE
PERMIT
NOTE: SOIL TREATMENT POSITIONING FOR TERMITES

PROPOSED FRONT ELEVATION
1/4"=1'-0"



PROPOSED UPPER FLOOR PLAN
1/4"=1'-0"

PROPOSED MAIN FLOOR PLAN
1/4"=1'-0"



ENTIRE PROPOSED STREETSCAPE
NTS



APPROVED

Charlotte
Historic District
Commission

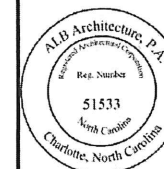
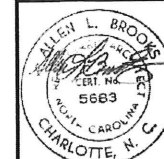
Certificate of Appropriateness

2017-650

AB
architecture

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Designed Exclusively For the:

MORANO RESIDENCE

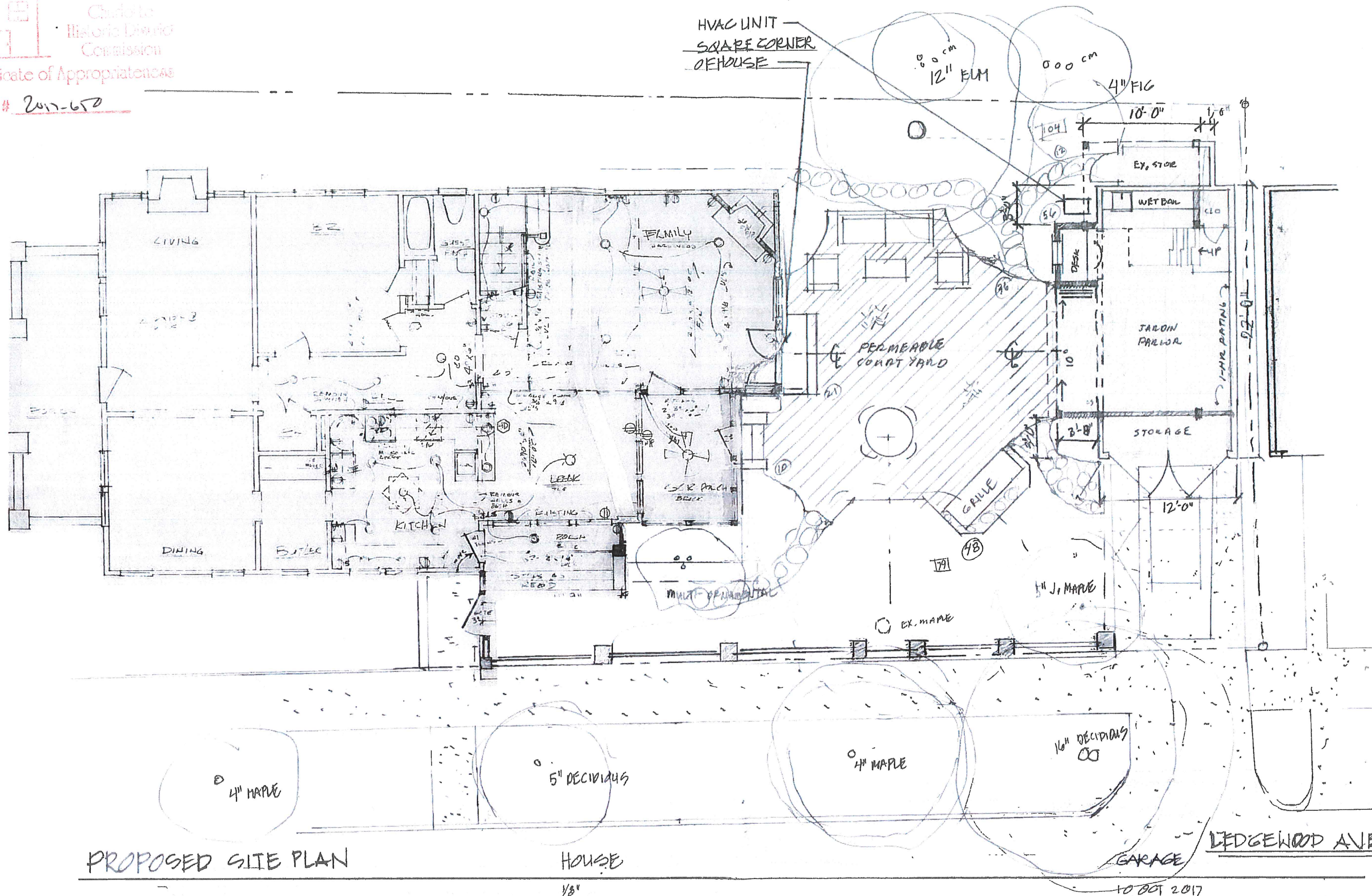
2227 Sarah Marks Avenue, Charlotte, NC 28203

PROJECT #: 17024
ISSUED: 14 FEB 2015
REVISIONS: 10 MAR 2015
07 JUN 2015
21 JUL 2015

A.2

OF THREE

2017-650



PROPOSED SITE PLAN

HOUSE

1/8"

LEDGEWOOD AVE

GARAGE

10 OCT 2017
05 DEC 2017
13 JAN 2018

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