



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMRM-2017-00693

**DATE:** 21 November 2017

**ADDRESS OF PROPERTY:** 709 Woodruff Place

**HISTORIC DISTRICT:** Wesley Heights

**TAX PARCEL NUMBER:** 07102113

**OWNER(S):** Scott and Kathryn Curry

**DETAILS OF APPROVED PROJECT:** Accessory Structure + Patio. The project is the addition of a new shed and patio in the rear yard. The shed has a footprint measuring 8' x 12' and a height of approximately 9'. Building materials are wood, including corner boards and trim, and siding is T-111 wood with a vertical wood batten applied over each groove of the siding. The new rear patio will measure approximate 18' x 23' and be curved at the left rear corner to avoid the drip line of an existing black walnut tree. Patio materials are concrete with a brick border. See attached exhibits labeled 'Site Plan – November 2017' and 'Shed Design – November 2017.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Accessory Buildings (page 8.9) have been met.

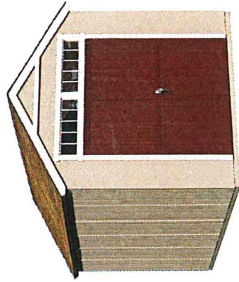
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are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

Shed Design - November 2017



Share Save to List Print

Handy Home Products Majestic 8 ft. x 12 ft. Wood Storage Shed

★★★★★ (265) Write a Review Questions & Answers (272)

- Includes transom windows, impregnated kit, and baffwork surface
- Easy Assembly - All parts are pre-cut & double doors are pre-hung
- Customer - paint & shingle to match your home (sold separately)



**WANT A SHED INSTALLED? SIMPLE.**  
Buy a shed for install and we'll put it together for you.

Shop Install Sheds

- Includes 8 trans windows, impregnated kit, and baffwork surface
- Easy Assembly - All parts are pre-cut & double doors are pre-hung
- Customer - paint & shingle to match your home (sold separately)

Model # 1633-8

SKU #: 742530

Internet #: 20225311

Designed for maximum storage potential, Handy Home Products Majestic 8 ft. x 12 ft. wood storage shed features an impregnated kit, 8 ft. of overhead storage capacity. The light brown wood grain also gives you a rustic look and an upgrade to match your home (not included). The vinyl plank-style building also features 2 over-door transom windows and generous 7 ft. H sidewalk for entry. Windows, 108 cu. ft. of wood, space and storage capacity for tools, motor and more. The double door latch will help you feel safe and secure with your stored belongings.

- All shed is pre-cut and ready to assemble
- Pre-impregnated vinyl screen, bottom, roof and double, main, built-in vinyls sold separately
- Finished level floor frame is using the plywood or OSB (this is not included)
- 708 cu. ft. storage capacity provides space to store your gardening tools and gear equipment when not in use
- All parts are pre-cut and impregnated (instructions are included)
- Includes 2 over the door transom windows
- Chained steel construction (single has no pre-cut openings, all types of weather door openings to accommodate most lawn mowers)
- Pre-assembled, pre-cut doors, with convenient hinges, feature a large 64 in. W x 72 in. H entryway

- Includes 8 trans windows, impregnated kit, and baffwork surface
- Easy Assembly - All parts are pre-cut & double doors are pre-hung
- Customer - paint & shingle to match your home (sold separately)

#### Info & Guides

- PDF
- PDF
- PDF
- PDF

You'll need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

#### Specifications

##### Dimensions

Approximate Depth (ft.)	12
Approximate Width (ft.)	8
Assembled Depth (in.)	114 in
Assembled Height (in.)	108 in
Assembled Width (in.)	96 in
Grounding Area (sq. ft.)	96
Door Opening Height (ft.)	72
Door Opening Width (in.)	64
Door Opening Width (ft.)	5
Door Opening Width (in.)	8 ft x 12 ft
Sidewall Height (in.)	84

##### Details

Capacity (sq. ft.) - Total	Yes
Capacity (sq. ft.) - Total	708
Color Family	Light
Floor Options	White Floor
Foundation	Foundation Not Included
Minimum Floor Load (lb./sq. ft.)	30
Maximum Wind Resistance (mph)	110
Number of Doors	2
Number of Windows	2
Product Weight (lb.)	1138lb
Frameable	90-day

Sheet

2 of 3

Date: 11/6/2017

## Certificate of Appropriateness Application

Address: 709 Woodruff Place, Charlotte NC, 28208

Parcel ID: 07102113

Owner/Applicant: Scott and Kathryn Curry (scurry@charlottenc.gov; 765-714-5950)

Lot Dimensions: 55' x 150'

Lot Area: 0.189 acres



Certificate of Appropriateness

Charlotte Historic District Commission

# HXADM-2017-00693

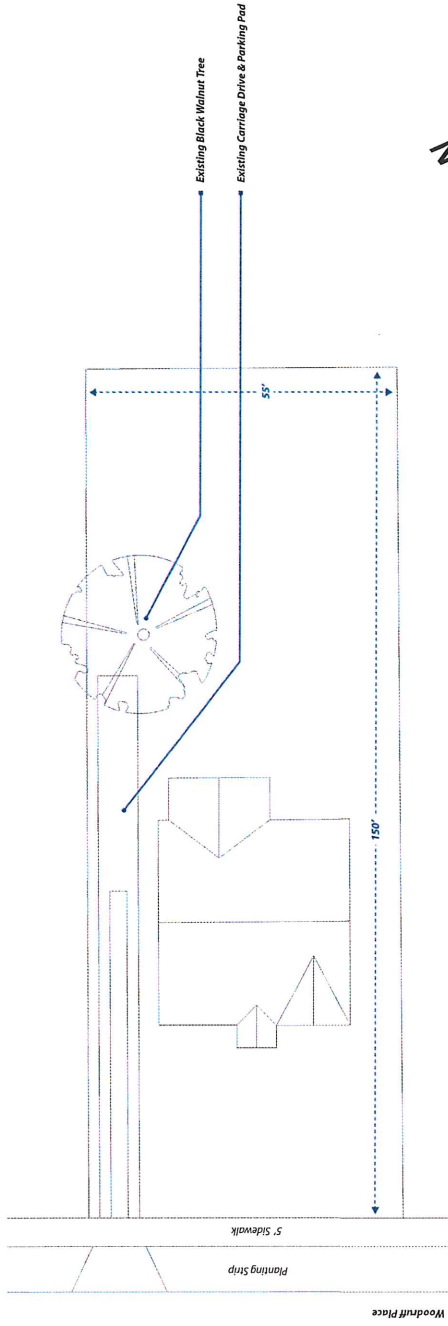
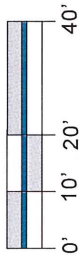
#### Warranty / Certifications

Manufacturer Warranty

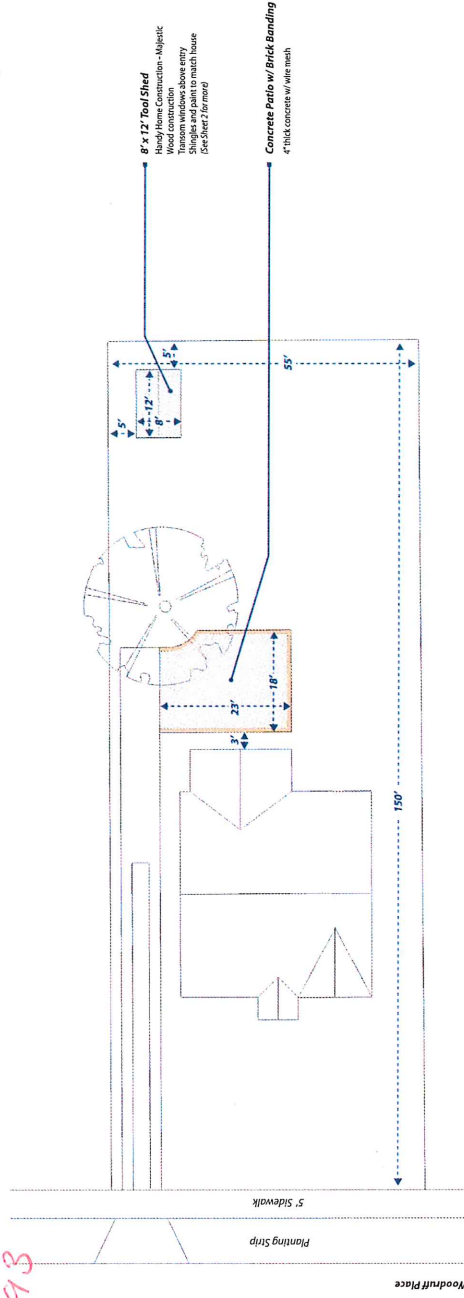
Manufacturer Warranty

Site Plan - November 2017

### A. Existing



### B. Proposed



Sheet	Site Plan	Certificate of Appropriateness Application
1 of 3	Date: 11/6/2017	<p>Address: 709 Woodruff Place, Charlotte NC, 28208</p> <p>Parcel ID: 07102113</p> <p>Owner/Applicant: Scott and Kathryn Curry (scurry@charlottenc.gov; 765-714-5950)</p> <p>Lot Dimensions: 55' x 150'</p> <p>Lot Area: 0.189 acres</p>