



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

**CERTIFICATE NUMBER:** HDCADMRM-2018-00341

**DATE:** 28 June 2018  
December 19, 2018

**ADDRESS OF PROPERTY:** 527 Spruce Street

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11907140

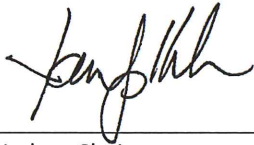
**OWNER/APPLICANT:** Brent Zande

**DETAILS OF APPROVED PROJECT:** Rear Addition. The project is changes to an existing rear addition and a small rear addition on the left rear corner of the home measuring approximately 5'-9" x 11'. The original cornerboard on the left rear corner will remain to indicate where the original house ended prior to the new addition. A new metal roof will be added over the addition and will tie in well below the main ridge. All materials and details will match existing including the wood German-lap siding, wood trim details, wood windows and wood doors with Simulated True Divided Lights (STDL) exterior muntins. If a rail is needed for the rear stairs it will either be a simple metal rail or a wood rail with the pickets centered on the top and bottom rails with an additional piece of trim on the top rail. The siding and trim on an existing addition on the rear will be changed to match the siding on the rest of the house. A new concrete patio/parking area measuring approximately 18 x 22 will be installed in the rear yard. A new three-foot wide concrete walkway will connect the patio/parking area to the new rear entry on the house. See attached exhibits labeled 'Left Elevation – June 2018,' 'Rear Elevation – June 2018,' 'Floorplan – June 2018,' and 'Site Plan – June 2018.' AMENDMENT 12/19/18: Total permeable area post-construction is more than 50%. Site appurtenances screening will be added to the rear left-side of the structure. Screening and plant-life will also be added to area between the driveway and patio, with the exception of the 3' connecting pathway. See attached "Site Plan – Dec 2018"

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval page 2.6: Work in Rear Yards.
2. This application is in compliance with Design Guidelines based on location of proposed work and for Materials (page 5.2) Additions (page 7.2) and Sidewalks and Parking (page 8.2).

- 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



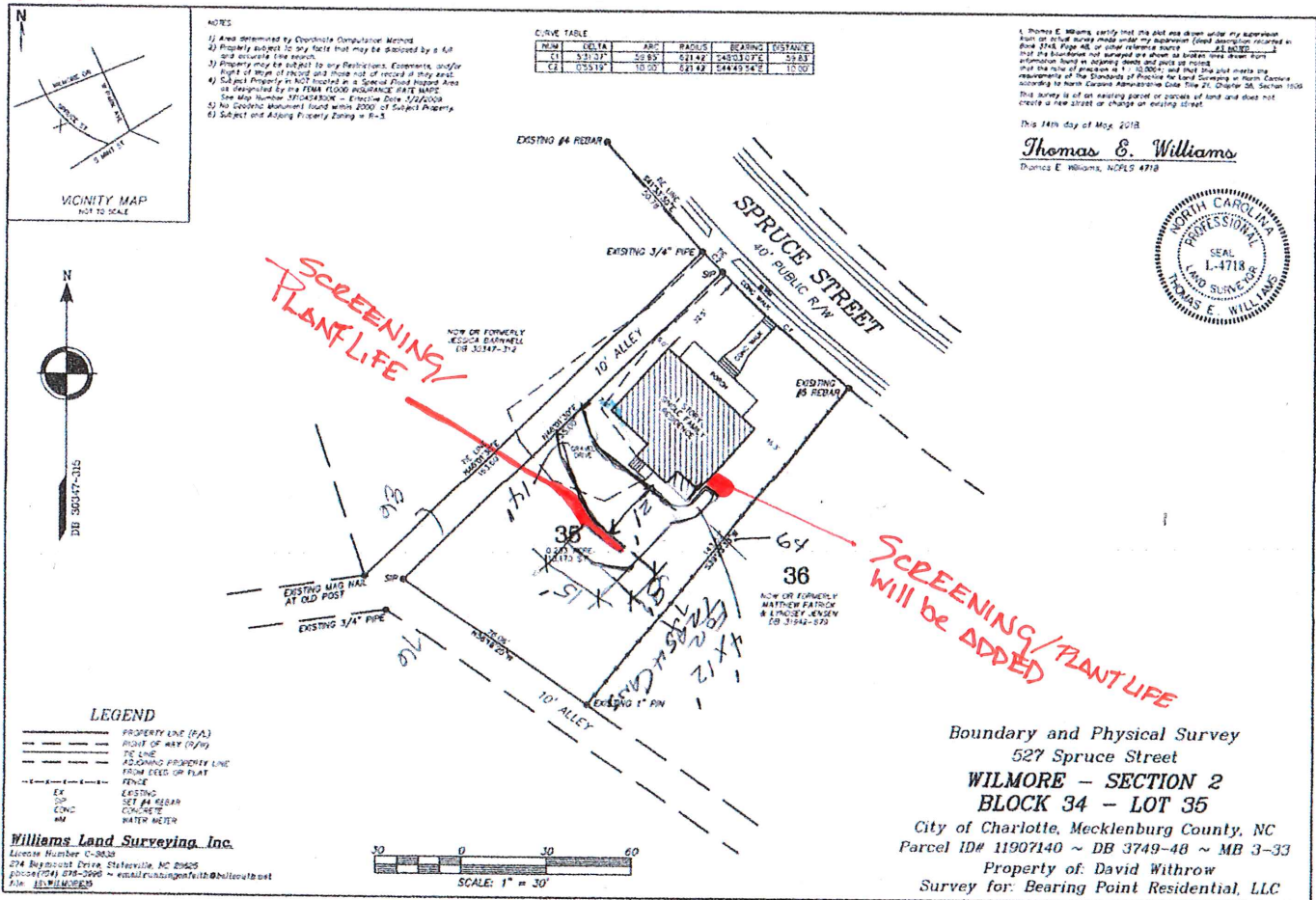
APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# HDCADMEM-2018-00341

SITE PLAN - DEC 2018



CONCRETE AREA -  $21 \times 32 = 672$   
 $17 \times 16 = 272$   
 $4 \times 12 = 48$   
 $8 \times 15 = 120$   
1112 SF

1112 SF IS 19.67% of 5652

80.33% PERMEABLE

MORE Than 50%

REAR LOT BEHIND BACK LINE OF  
 EXISTING HOME DIMENSIONS -  $64 \times 74 \times 76 \times 86 = 5600$  SF  
 DOES NOT INCLUDE COMMON DRIVE AREA + 52 SF  
 EXISTING ADDITION → 5652 SF

