



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00362

DATE: 9 July 2018

ADDRESS OF PROPERTY: 2201 Sarah Marks Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12112207

OWNER: Edward Overman

APPLICANT: John Phares, Circa Architecture

DETAILS OF APPROVED PROJECT: Accessory Building. The project is a new garage in the rear yard. The building footprint measures approximately 11'-3 5/8" x 22'-7 5/8". The height as measured from grade to ridge is approximately 13'-8". Materials include wood siding, aluminum clad windows with Simulated True Divided Lights (STD L) exterior muntins in a pattern to match the original windows on the primary structure. The building will have a single bay carriage-style garage door, see attached exhibit labeled 'Garage Door Design – July 2018.' Beginning at the rear corner of the original house the existing carriage track driveway will be changed to a concrete slab in the rear yard between the house and the garage entrance. A sand-set brick patio measuring approximately 610 square feet will be constructed in the rear yard. The patio will be edged by a small garden wall to accommodate the topography changes. The wall will be brick with a concrete cap, see attached exhibit labeled 'Site Plan – July 2018.' Post construction, the rear yard permeable area will be 64%. See attached exhibits labeled, 'Garage Elevations – July 2018,' and 'Wall/Building Section – July 2018.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The project meets the applicable Design Guidelines based on the location of the work and for Sidewalks and Parking (page 8.2), Landscaping and Yards (page 8.4), and 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

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Garage Door Design -
July 2018

Item # 368908 Model # 123469
Pella Carriage House 96-in x
84-in Insulated White Single
Garage Door with Windows

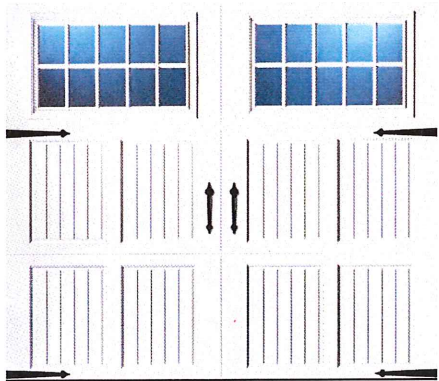
4 Ratings

★★★★★
4.5 Average

100%

Recommend
this
product

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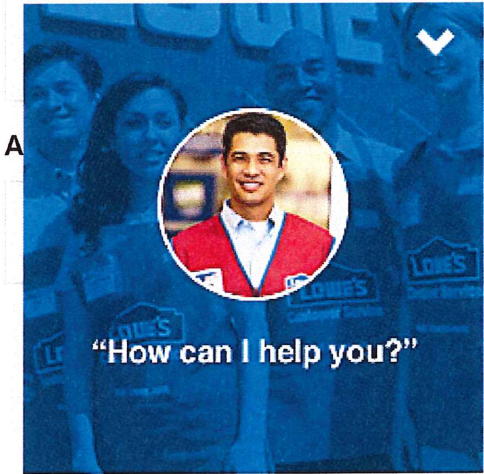


APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
HDCADNRM-2018-00362

\$1,055.21 Was \$1,241.42
SAVE 15% thru 05/02/2018

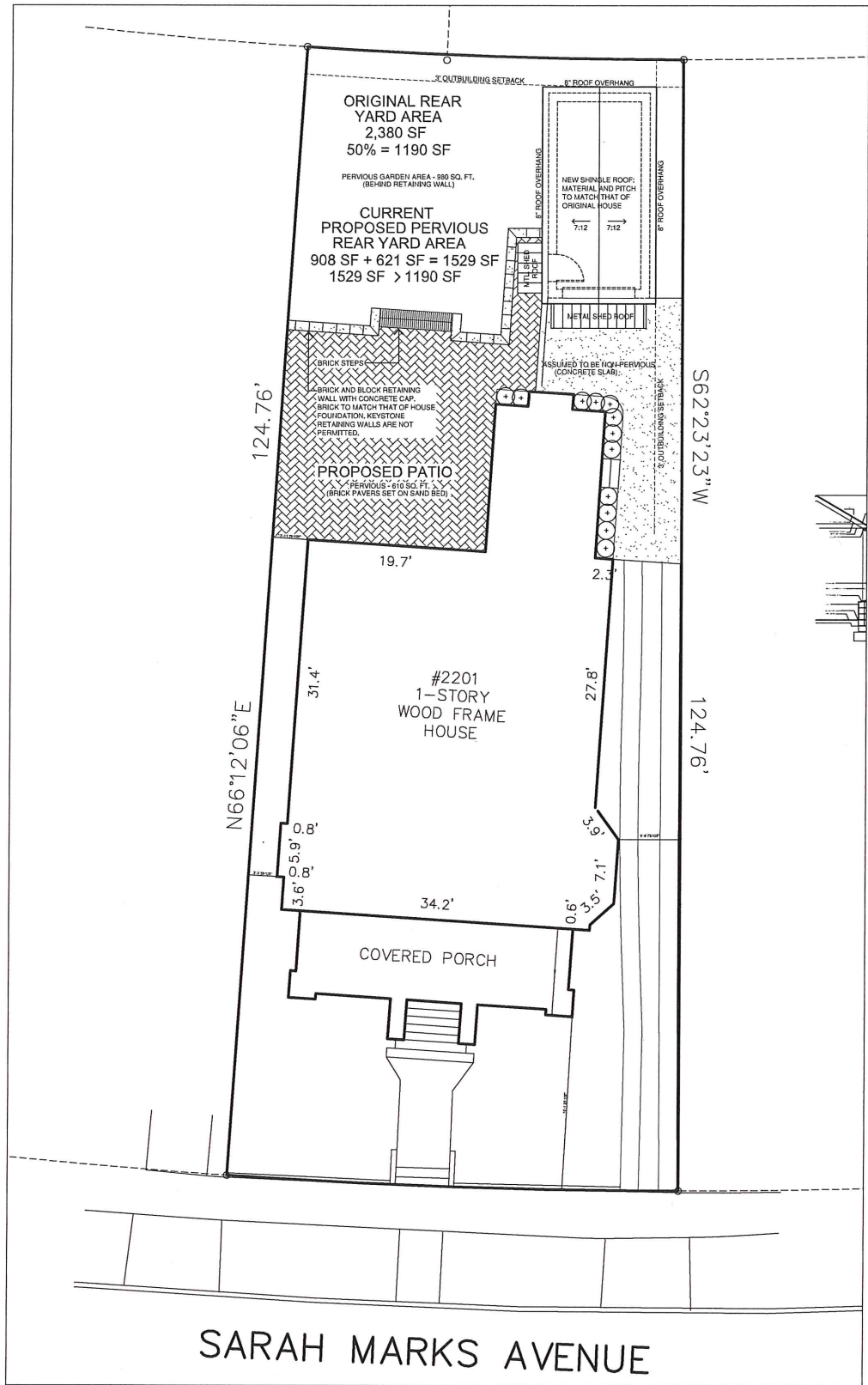
- Lower your energy costs with efficient vinyl-backed polystyrene insulation
- Rest easy with a patented pinch protection design that helps protect
- Get an authentic carriage house look with unique 3-section design

Manufacturer Color/Finish

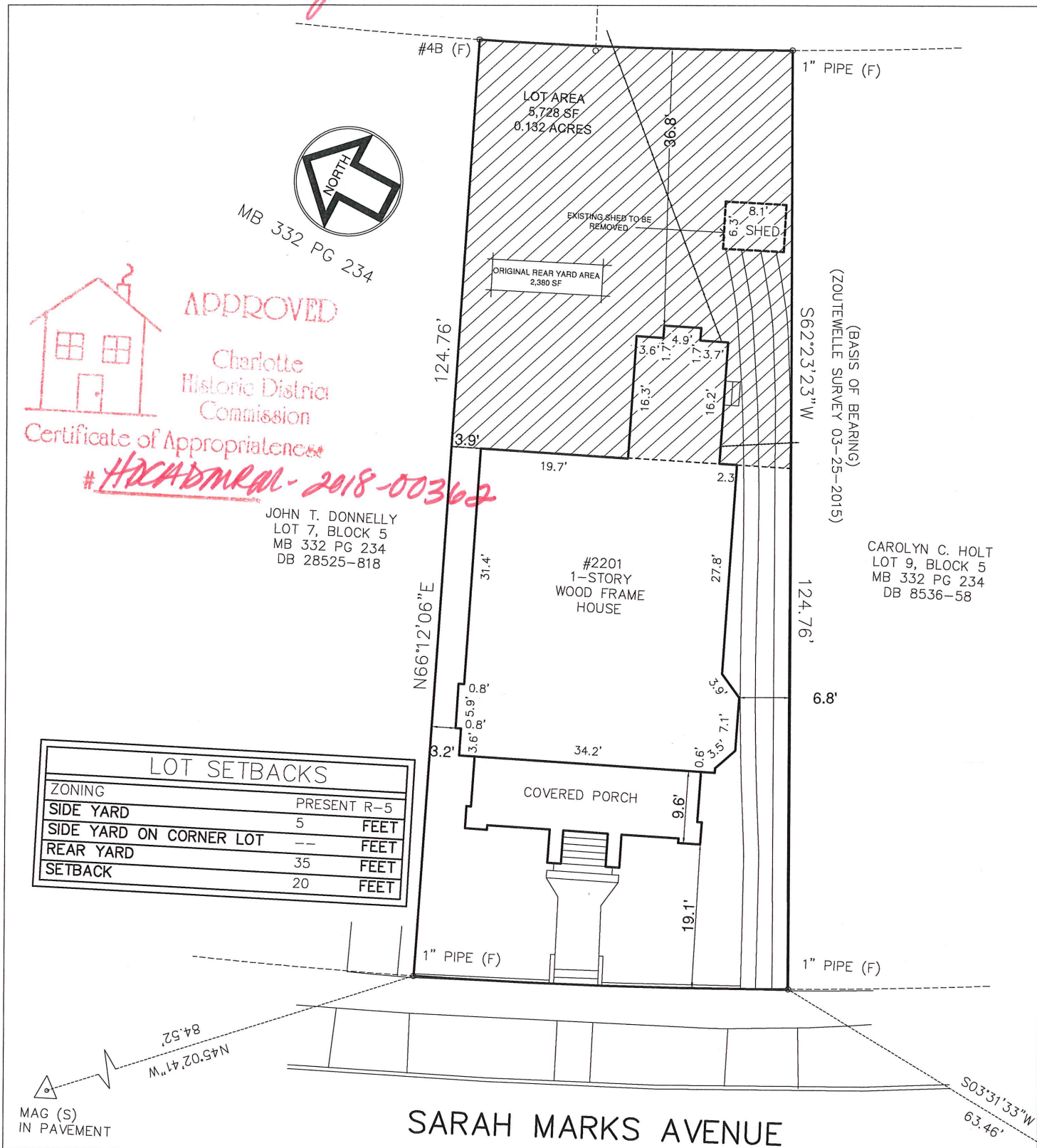


CHAT NOW

Site Plan - July 2018



B PROPOSED SITE PLAN



A EXISTING CONDITIONS SURVEY



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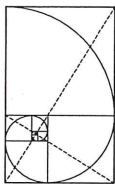
Certificate of Appropriateness

#HDCADMRAL-2018-00362

JOHN T. DONNELLY
LOT 7, BLOCK 5
MB 332 PG 234
DB 28525-818

| LOT SETBACKS | |
|-------------------------|-------------|
| ZONING | PRESENT R-5 |
| SIDE YARD | 5 FEET |
| SIDE YARD ON CORNER LOT | -- FEET |
| REAR YARD | 35 FEET |
| SETBACK | 20 FEET |

IMPORTANT NOTE:
THIS DRAWING HAS BEEN PREPARED FOR REVIEW AND APPROVAL BY THE CHARLOTTE HISTORIC DISTRICT COMMISSION. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SEALED, SIGNED, AND DATED BY THE ARCHITECT AND NOTED AS "FOR CONSTRUCTION". FOLLOWING ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS (COA) BY THE HDC, DESIGN CHANGES WITHIN THE PURVIEW OF THE HDC WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE HDC STAFF OR THE FULL COMMISSION.



CIRCA
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PROPOSED NEW OUTBUILDING FOR OVERMAN / STEVENS
2201 SARAH MARKS ACENUE, CHARLOTTE, NC 28203

PROJECT: CA-18-06
ISSUED: 7/3/18

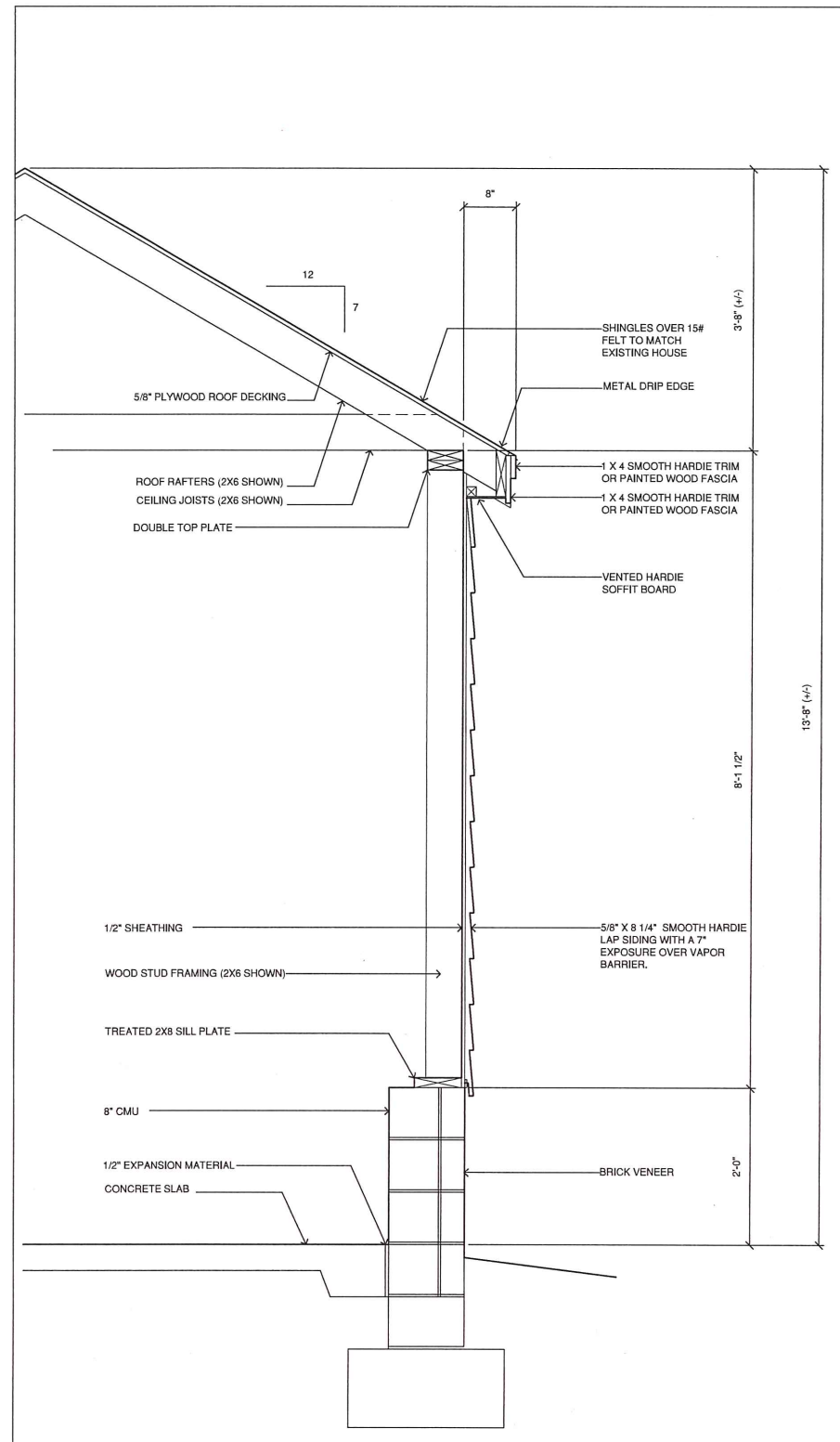
HDC REVIEW
REVISIONS:

SITE:
EXISTING CONDITIONS:
PROPOSED

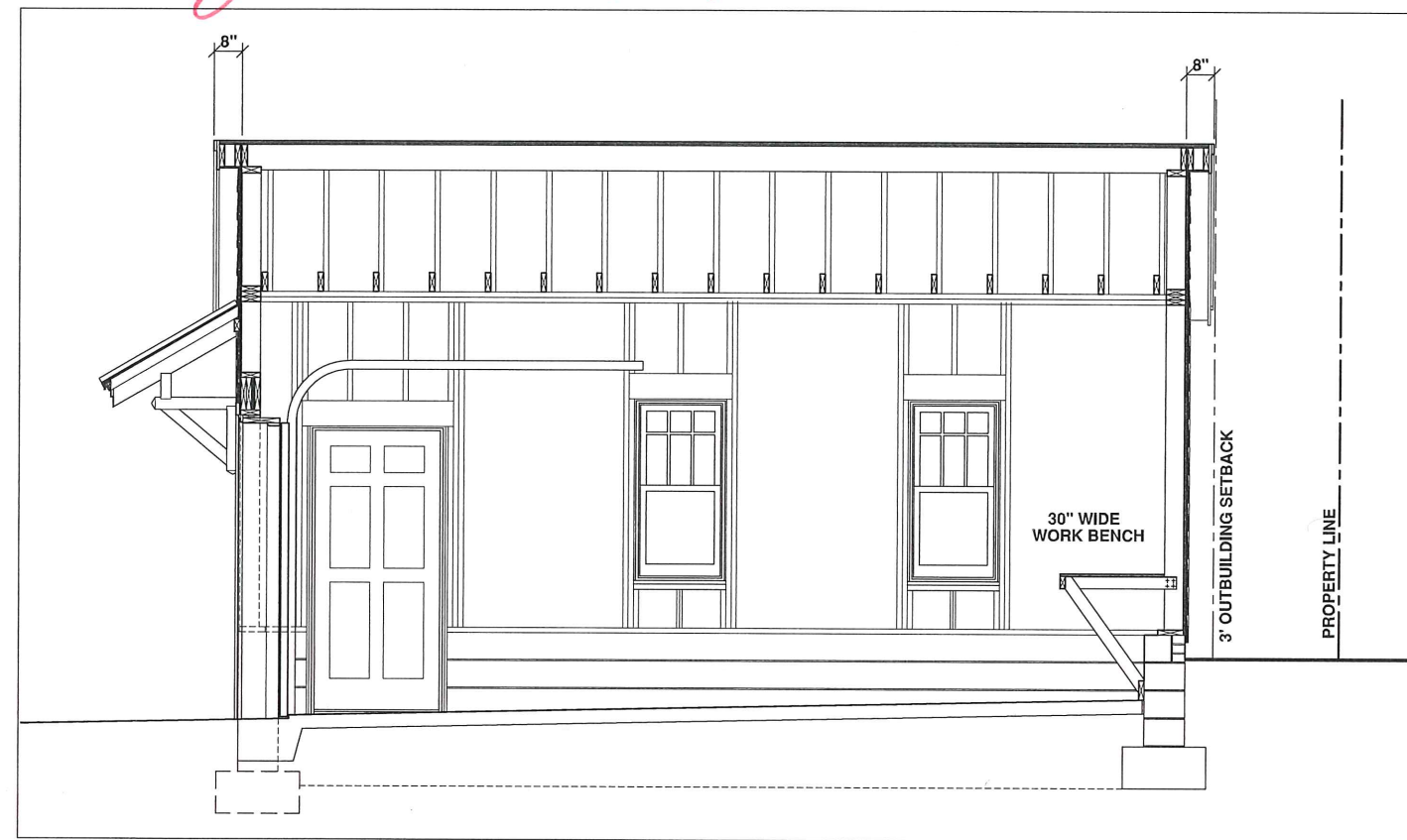
C.1

SITE PLANS:

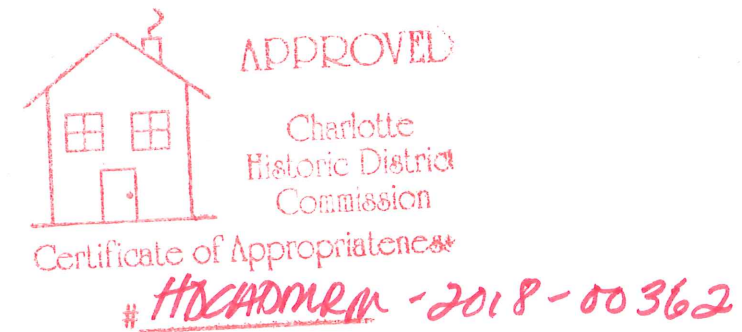
Wall/Building Sections - July 2018



B WALL SECTION
SCALE: 1" = 1'-0"

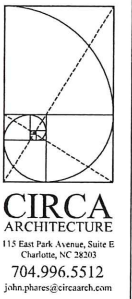


A BUILDING SECTION (THIS DRAWING IS PROVIDED FOR CONCEPT INFORMATION ONLY)
SCALE: 1/2" = 1'-0"



WALL / BLDG. SECTIONS:

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HDC REVIEW
REVISIONS:

SECTIONS:
BUILDING SECTION
WALL SECTION

A.2