



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS-AMENDED

CERTIFICATE NUMBER: 2015-073_AMENDED

DATE: 7 March 2016

ADDRESS OF PROPERTY: 2016 Thomas Ave

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08119717

OWNER(S): Martha Keller and Denis Hayes

DETAILS OF APPROVED PROJECT: Replacement windows and doors. The project includes replacing three failing windows and French patio doors in a rear addition that was constructed in 2003. The new windows are a wood composite material, double-hung sash with a 1/1 pattern. If used, muntins bars will be either True Divided Light (TDL) or Simulated True Divided Light (STD), with molded exterior muntins in a 6/6 pattern. The new patio doors will be gliding doors with aluminum clad wood frames around a single pane of glass without muntins. The project also consists of replacing a replacement front door. The new front door will have a dark stained wood grain finish with a small rectangular clear decorative glass panel at the top. The project also includes the construction of a pergola over the rear entry gliding doors. The stained wood pergola will be supported by 6x6 posts and will match an existing pergola on the opposite side of the patio, see exhibit labeled 'Rear Elevation – March 2016.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Replacement windows and doors.

- 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

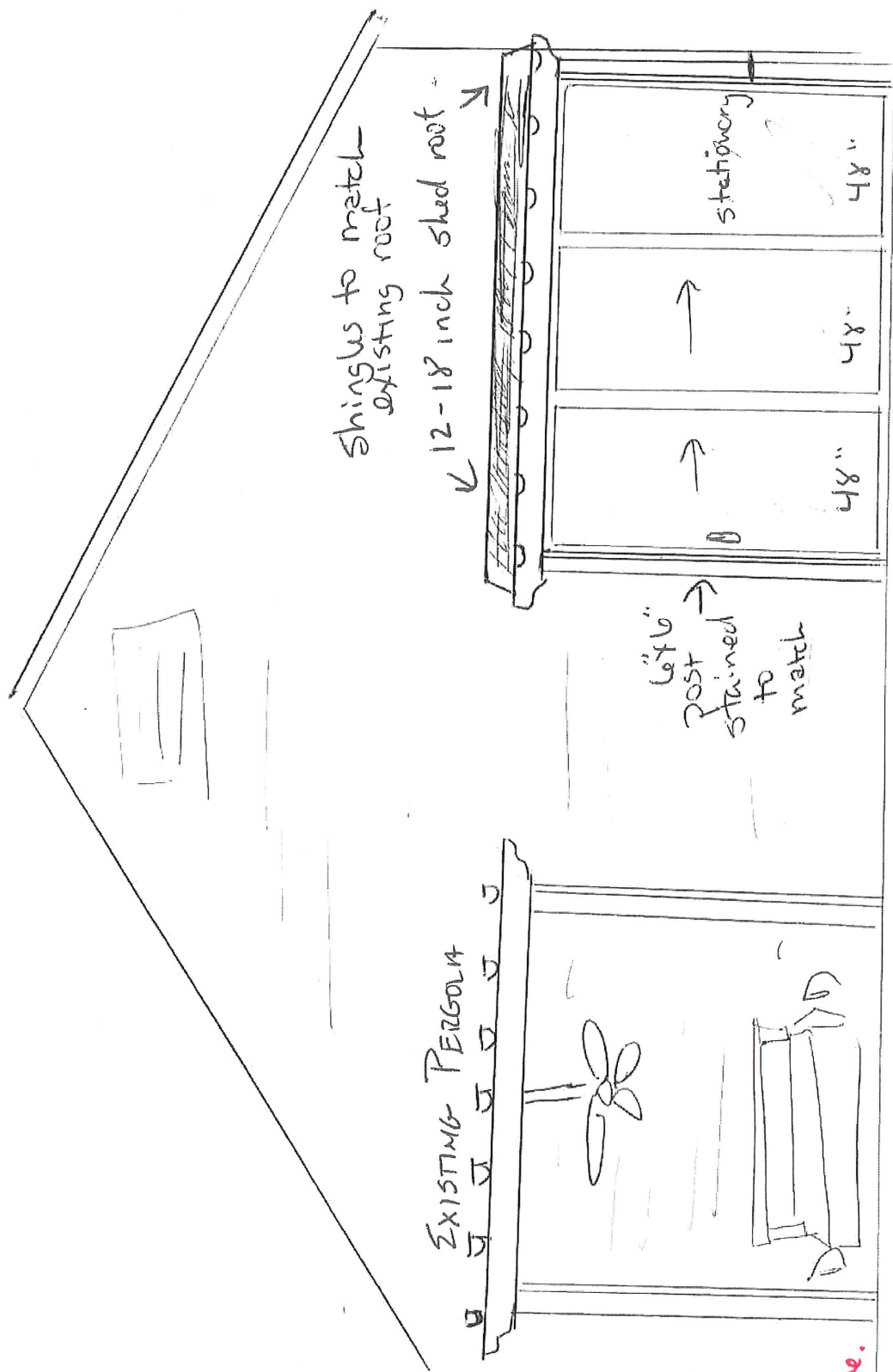
Tom Egan, Chairman

Kristina A. Harpst, Staff

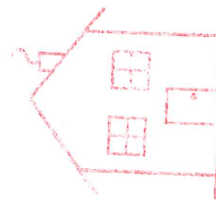
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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2016 Thomas Ave.
Rear Elevation - March 2016



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

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