



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2016.035

DATE: 17 February 2016

ADDRESS OF PROPERTY: 1736 Wilmore Drive

28 November 2016-Renewed

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 119.095.07

OWNER(S): Matthew Csoka

APPLICANT: Joseph Racarelli Premier Homes

DETAILS OF APPROVED PROJECT: Addition/Renovation. Existing asbestos siding will be removed to reveal lapped wood siding which is currently underneath. Siding will be repaired and/or replaced in places where it is necessary. Any new siding will match existing. New rear addition will leave an indentation on the side for HVAC placement. See exhibit labelled 'Floor Plan February 2016' and 'Elevations February 2016'. The addition will consist of two rear facing gables and a deck in the elbow. See exhibit labeled 'Site Plan February 2016'. Materials (including newly revealed siding, new siding, windows, roofing, foundation, trim, etc.) and details (including window configuration*, soffit/fascia treatment, overhang, brackets, cornerboards, etc.) will match existing. *transom windows will be added to each side of new addition and triple gang of windows on rear will have transom. New rail will be trimmed out in an historically correct fashion. New gables will tie onto roof below existing ridge.

Applicable ***Policy & Design Guidelines – ADDITIONS*** page 36.

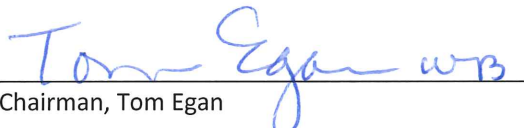
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

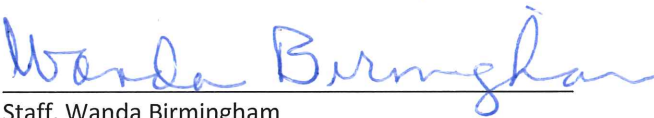
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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}~~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 ^{twelve}~~six~~ months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District

Date 17 February 2016

Commission staff by written request and submission of a valid reason for failure to comply within the ^{twelve}~~six~~-month deadline.


Chairman, Tom Egan

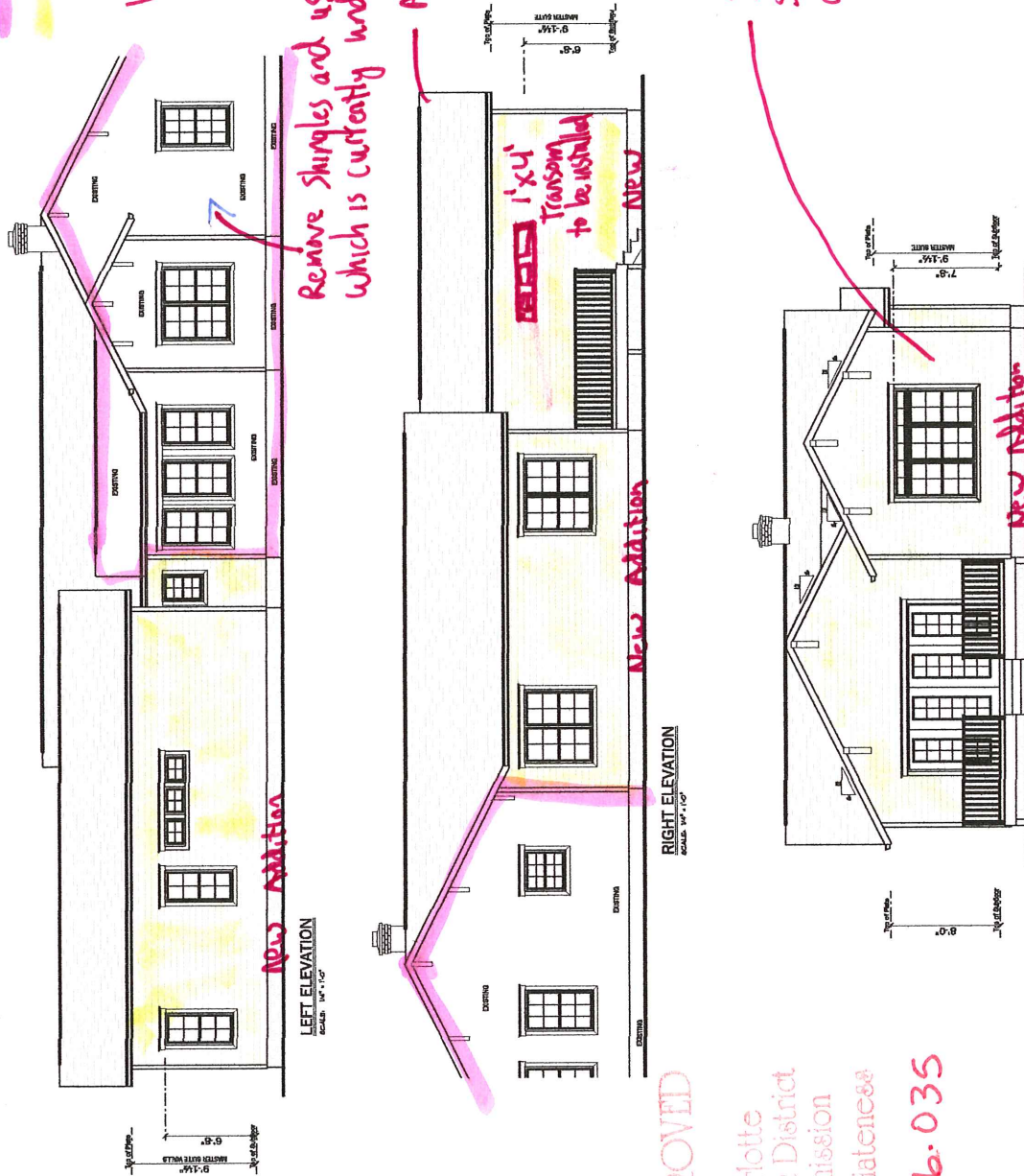

Staff, Wanda Birmingham

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHARLOTTE, NORTH CAROLINA, AND LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHARLOTTE, NORTH CAROLINA, AND LOCAL ORDINANCES.
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APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDC-2016-035



= Existing House
= New Addition

Wood Windows

Remove Shingles and use wood lap siding which is currently under it.

Architectural Shingles

Install wood lap siding on new addition to match existing

1'x4' Transoms to be installed

New Addition

New Addition

MEMBER
A | B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

8
TWENTY ONE
HOME DESIGN
704-401-6159
WAXHAW, NC

CSOKA RESIDENCE
WILMORE DRIVE
Charlotte
North Carolina

PAGE: 7
ELEVATIONS

DATE: Wednesday, December 06, 2016
SCALE: 1/4" = 1'-0"

Elevations February 2016

FIRST FLOOR CEILING
SCALE: 1/4" = 1'-0"

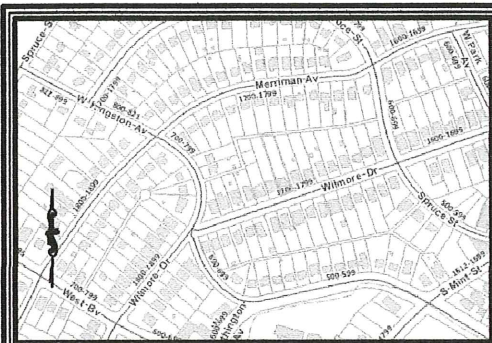
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#14PC-2016-035

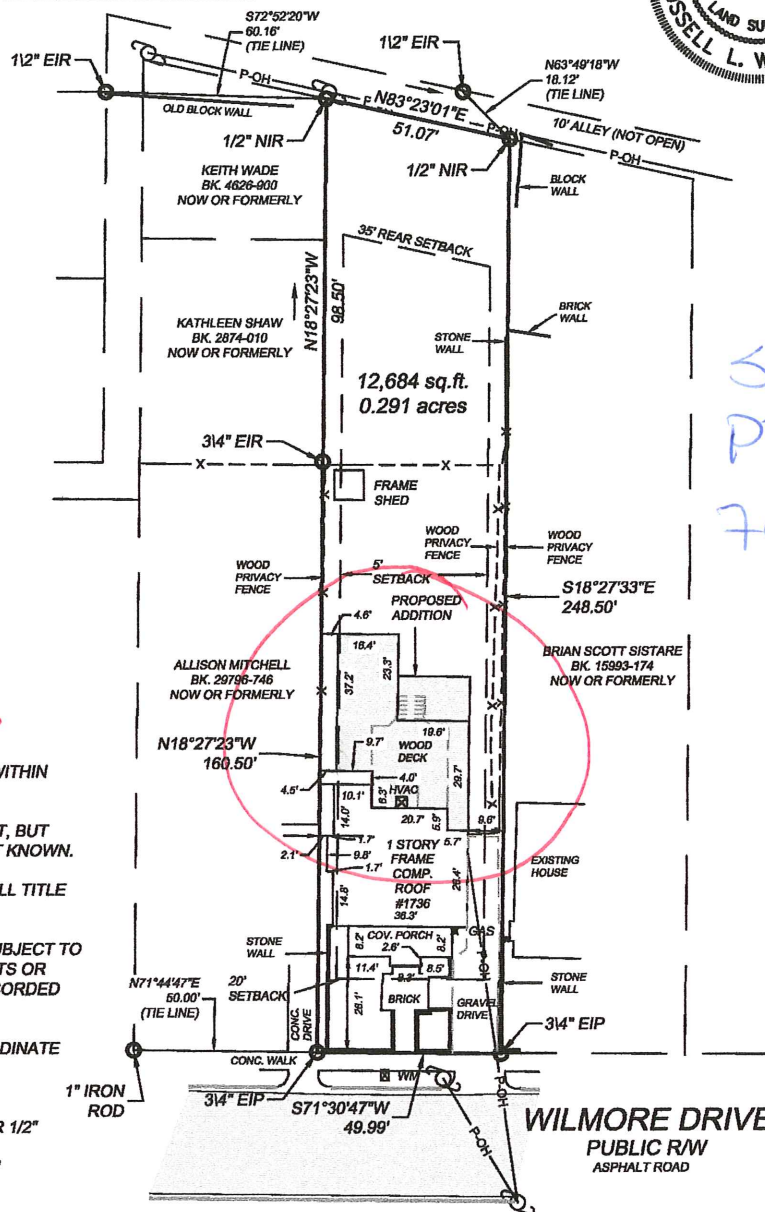
Floor Plan



VICINITY MAP
NOT TO SCALE



THIS IS TO CERTIFY THAT ON THE 21ST DAY OF JANUARY, 2016 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON, EXCEPT AS NOTED. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA BOARD RULE .1600 (21 NCAC 58) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000 LINEAR FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.



Site
Plan
February
2016

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HBC 2016.035

NOTES:

NO USGS HORIZONTAL MONUMENTATION FOUND WITHIN 2000 FEET OF SITE.

OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.

PROPERTY SUBJECT TO FULL TITLE SEARCH.

THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.

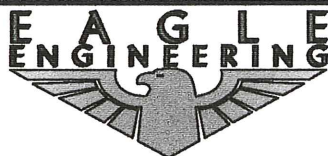
AREA COMPUTED BY COORDINATE GEOMETRY.

R/W = RIGHT OF WAY
EIR = EXISTING IRON REBAR 1/2"
EIP = EXISTING IRON PIPE
NIR = NEW IRON REBAR 1/2"

TAX# 119-095-07
ZONING = R-5.

THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.

FLOOD NOTE:
THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A.



2013A Van Buren Ave.
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

PHYSICAL SURVEY

LOT 10, BLOCK 33, WILMORE, SECTION 2
CHARLOTTE, MECKLENBURG CO., N.C.

SCALE 1" = 40'

FOR THE BENEFIT OF MATTHEW CSOKA

MAP REFERENCE IN BOOK 18673 PAGE 887

DEED REFERENCE IN BOOK 3 PAGE 33

EEL PROJECT NUMBER: 5653

