



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** 2016-154

**DATE:** 27 June 2016

**ADDRESS OF PROPERTY:** 1408 Pecan Avenue

**HISTORIC DISTRICT:** Plaza Midwood

**TAX PARCEL NUMBER:** 08117210

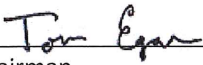
**OWNER(S):** Toni and Don Hagerman

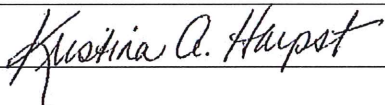
**DETAILS OF APPROVED PROJECT:** The project is a one-story detached accessory building located in the rear yard, see attached exhibit labeled 'Site Plan – June 2016.' The new greenhouse structure has a footprint of 8' x 8' and is 9' in height. The structure will be setback 6' from the side yard and 58' from the rear property line and will not be visible from the street. Materials include wood windows, wood doors, and wood lap siding. Approval of any substitute material is not implied. See attached exhibits labeled 'Front Elevation – June 2016', 'Rear Elevation – June 2016', and 'Side Elevations – June 2016.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for accessory buildings 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.

  
Chairman

  
Staff

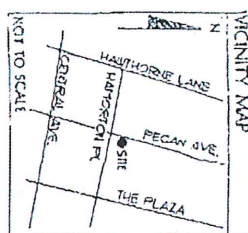
Site Plan - June 2016



Proposed 8'x8' green house

# 2016-154

DRIVEWAY OPTION - B



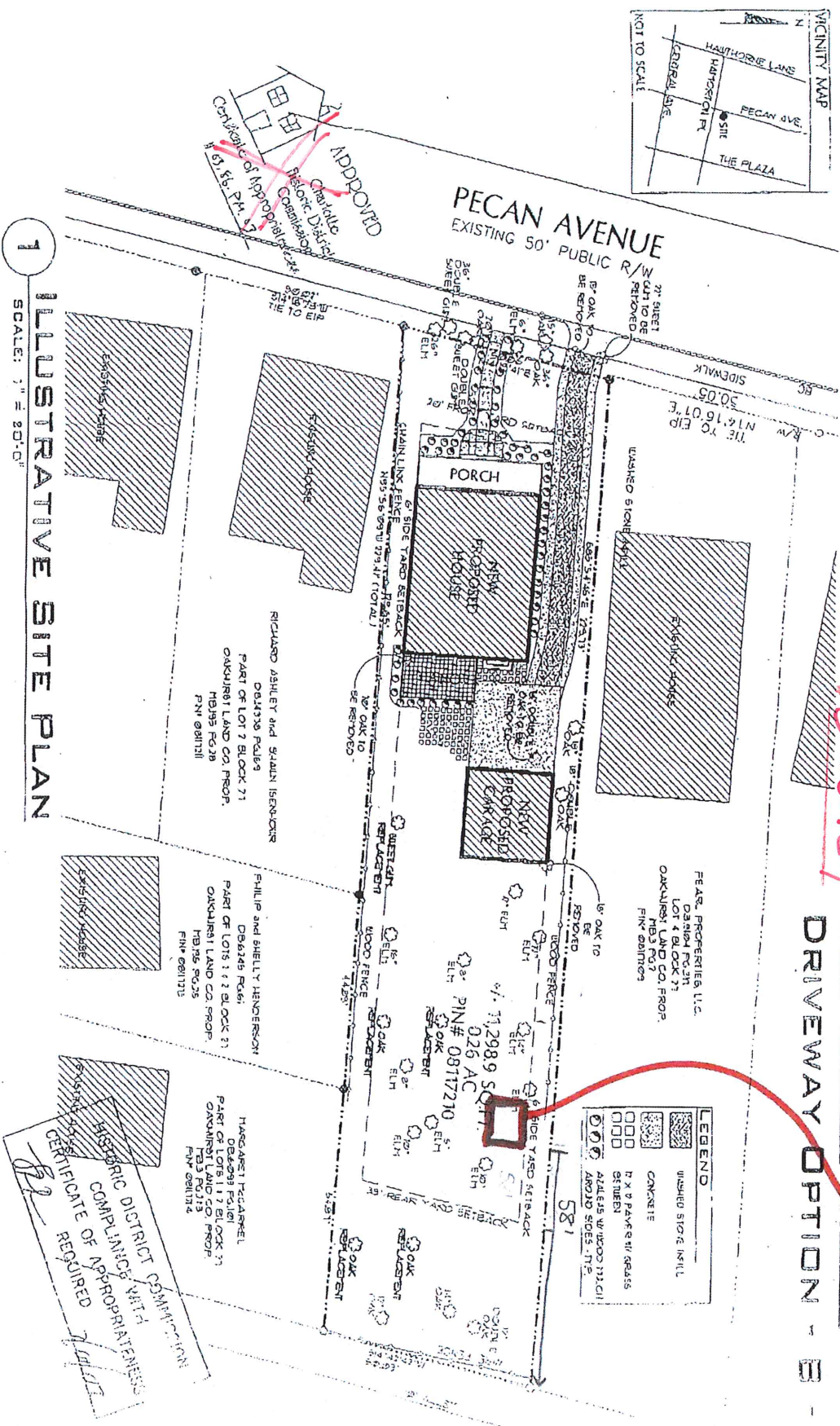
# 1 ILLUSTRATIVE SITE PLAN

SCALE: 1" = 20'-0"

1 408 PECAN AVENUE

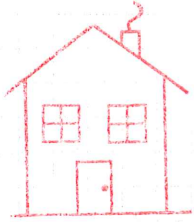
JUNE 23, 2003

SHEET 3 OF 3





Front Elevation - June 2016 FRONT  
(faces west)



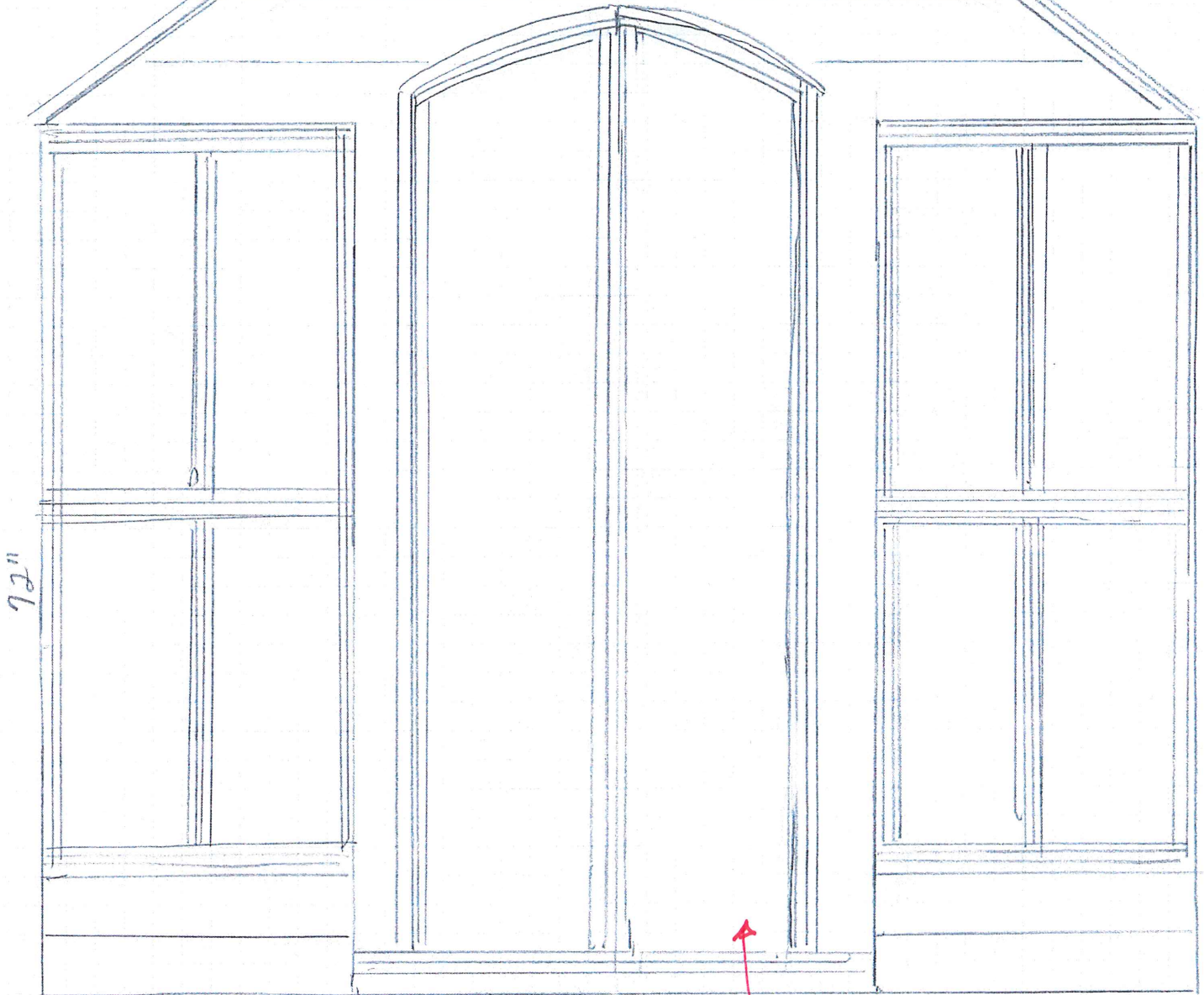
APPROVED

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Commission

Certificate of Appropriateness

# 2016-154

wood lap siding



96"

Antique  
wood doors

Rear Elevation - June 2016

BACK  
(faces east)

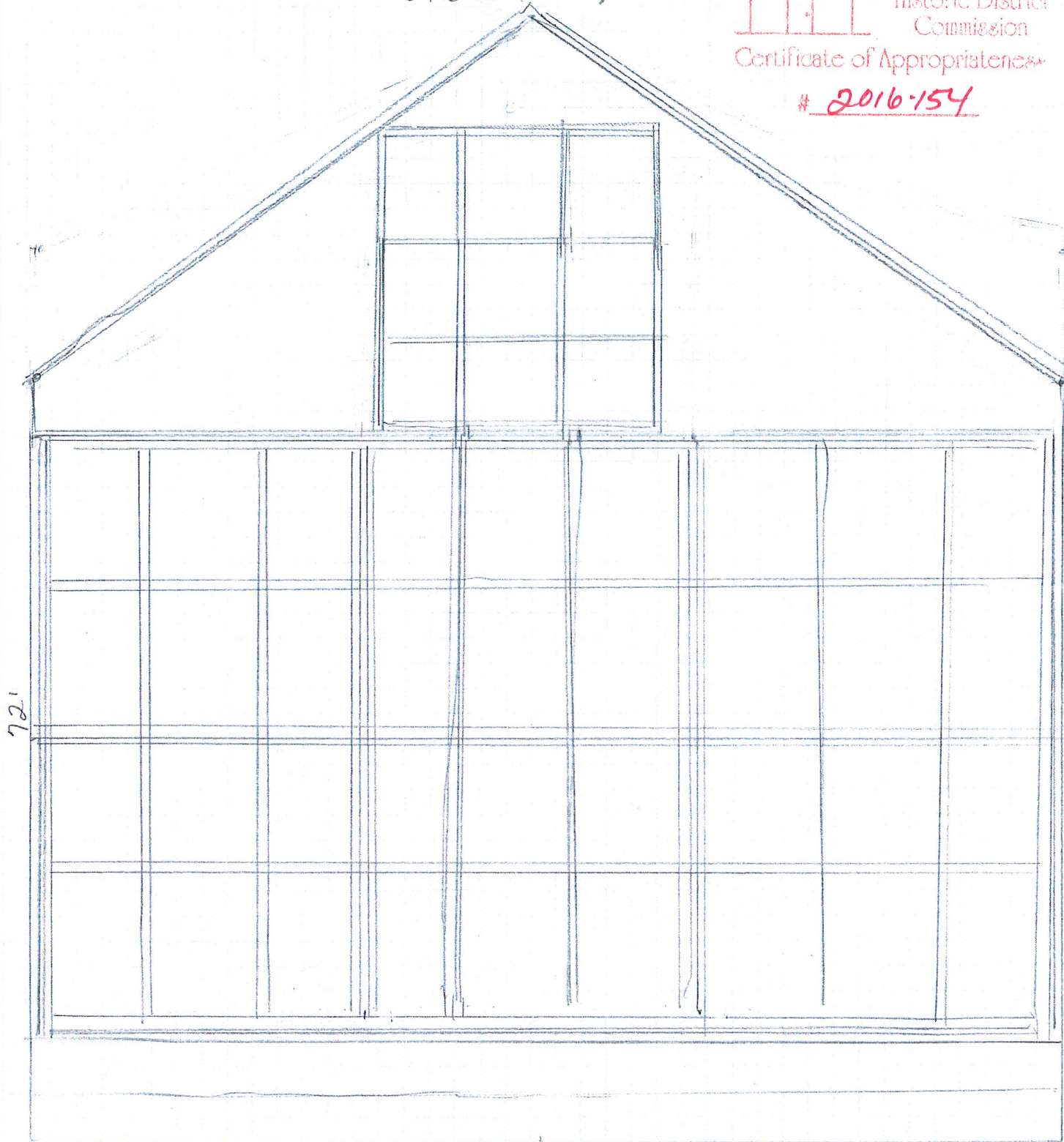


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72'

96'

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# 2016-154

SIDES  
(face north + south)

[illegible]

96''