



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-268

DATE: 22 May 2017

ADDRESS OF PROPERTY: 2015 The Plaza

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08119709

OWNER(S): Wes and Brittany Turner

DETAILS OF APPROVED PROJECT: Rear Addition. The project is a one-story rear addition that extends a previous rear addition. A portion of the existing deck will be removed to allow for the construction of the new addition. New materials and architectural details of the addition include wood siding, wood boxing and trim details, wood vent, and a brick foundation, all to match existing on the original house. The addition footprint measures approximately 13'-0" x 15'-3 1/2". The height will match that of the existing one-story rear addition, which is significantly lower than the house's primary ridge. The new windows will be double-hung wood windows with 7/8" wood Simulated True Divided Light (STD L) molded muntins in a 6/1 pattern to match existing. No trees will be removed as part of this project. A tree protection plan is in place and will be followed to protect the mature canopy tree at the left rear corner of the house. See attached plans and tree protection plan.

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 the Policy & Design Guidelines for Additions (7.2) and based on location of proposed work.

Continued on the next page

- 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

Harpst, Kristina

From: Harpst, Kristina
Sent: Monday, October 24, 2016 9:06 AM
To: 'Wes Turner'
Subject: RE: Site visit follow-up

Hi Wes,

The information below from Heartwood is sufficient, no need to pay for a formal write-up.

Best,
Kristi

Kristina A. Harpst, AICP
Principal Planner
Charlotte-Mecklenburg Planning Department
Historic District Division
600 East Fourth Street, 8th Floor | Charlotte, NC 28202
P: (704)336-4697 | F: (704) 336-5123

Historic District Commission Website: <http://charlotteplanning.org/hdc>

From: Wes Turner [mailto:weskturner@gmail.com]
Sent: Friday, October 21, 2016 5:12 PM
To: Brittany Morton
Cc: Harpst, Kristina
Subject: Re: Site visit follow-up

Hi Kristi,

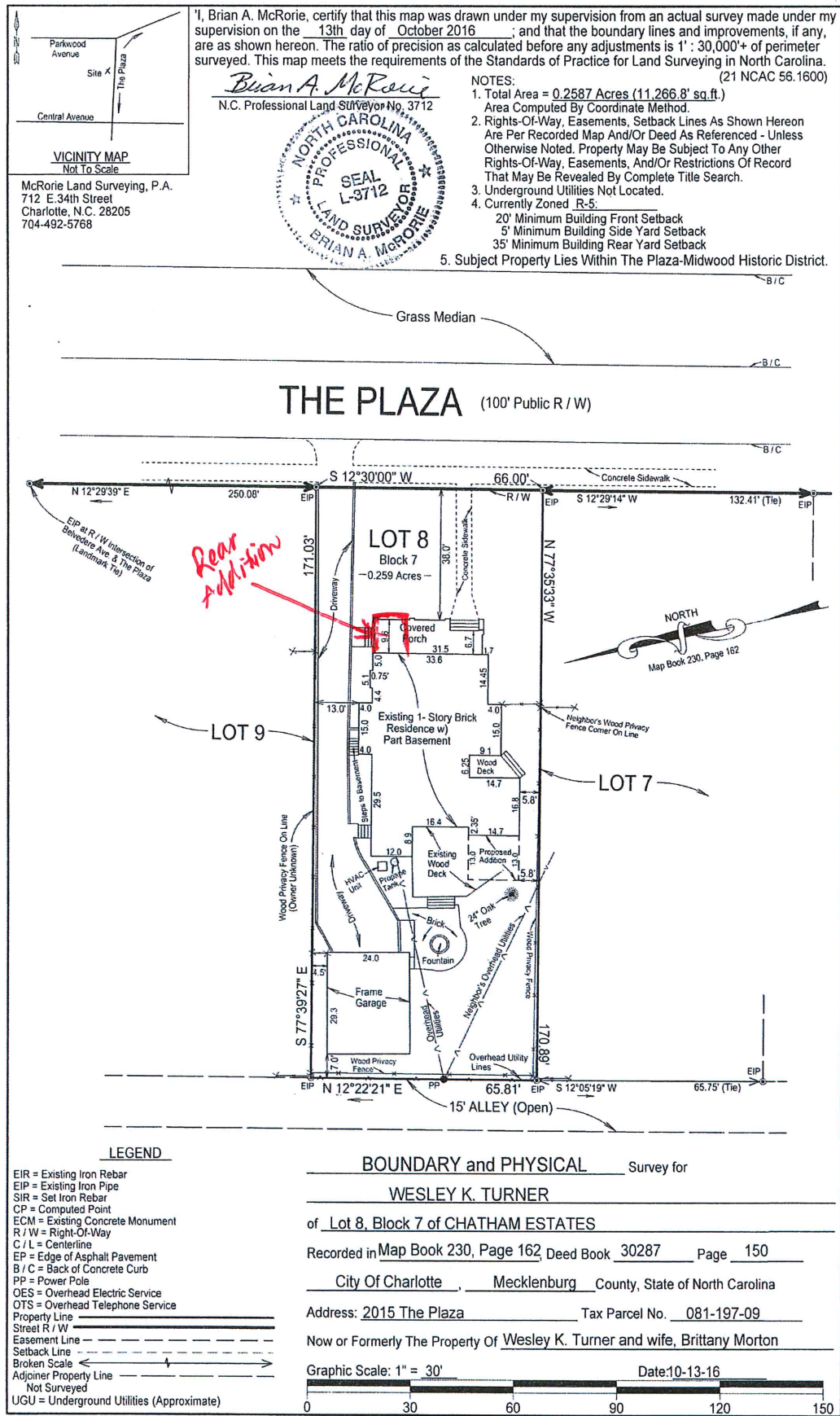
We have the completed property survey and plan to send it once the revised drawings are completed.

We also contacted Heartwood Tree Company to put together a Tree Conservation Plan. While the arborist was here they said the tree is healthy. The sunlight will not be affected by the new addition and the anchor roots are on the opposite side of the addition which greatly increases the health of the tree.

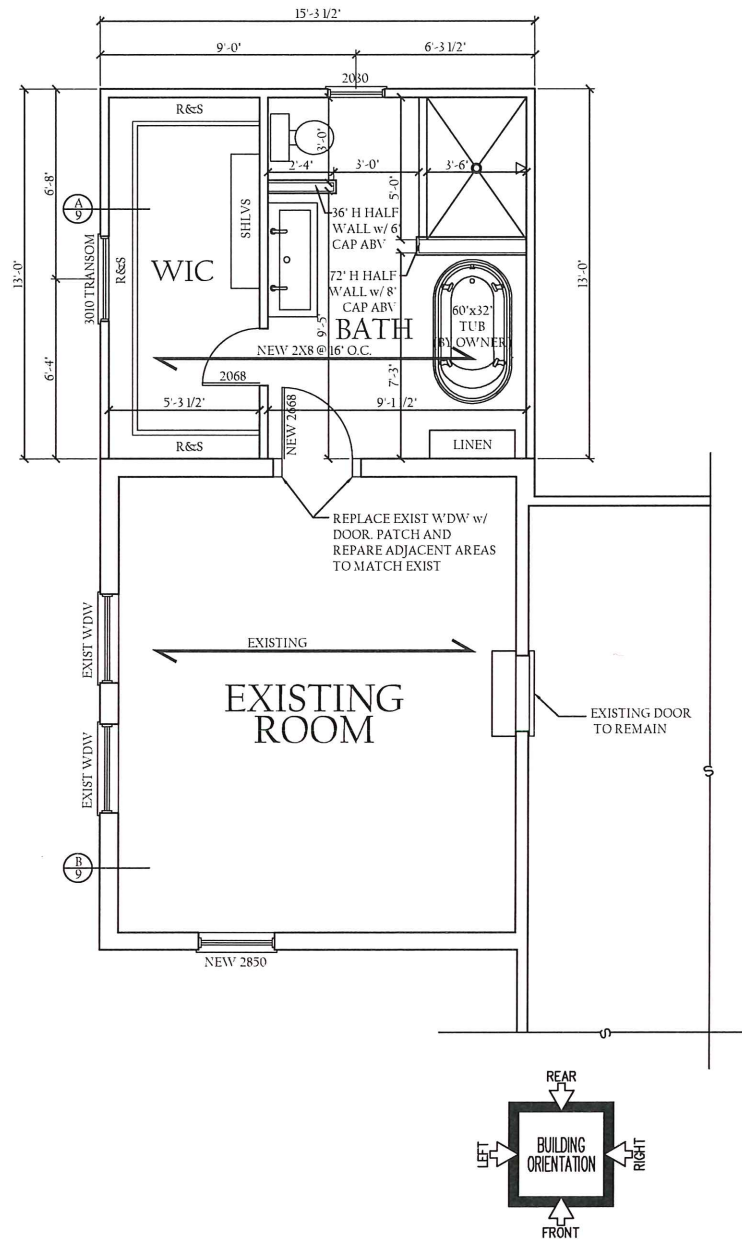
The plan will be simple and would consist of a foundation of posts and piers instead of digging a trench. We will also do a Deep Root Bio-Fertilization. Further description of the fertilization plan include - In fall, administer a natural, liquid-injected soil conditioner ("ArborPlex") directly to the root zones of the (23") Willow Oak. Comprised primarily of sea kelp and worm castings, this (low Nitrogen) material improves the soil structure and increases plant vigor. For best results, this treatment is recommended in fall (to support feeder root production) and spring (to support leaf emergence/bloom).

We are hoping this description satisfies the HDC, however please let us know if you would like a more formal write-up from Heartwood. We are happy to pay for them to write the plan if needed.

Thanks and have a great weekend!
Wes & Brit



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|-----------|--|
| PROJECT | A FUTURE ADDITION FOR THE TURNER RESIDENCE 2015 THE PLAZA CHARLOTTE, NC 28205 |
| SEAL: | |
| DRAWN BY: | V. ROD |
| SHEET: | SITE PLAN |
| SCALE: | N/A |
| PAGE: | 1 |



| SQUARE FOOTAGE | |
|-----------------------|-------------|
| SCREEN PORCH ADDITION | 199 SQ. FT. |

FLOOR PLAN



Sustainable Engineering &
Efficient Designs, P.L.L.C.
PO Box 581071
Charlotte, NC 28221-7018
SEAL FOR STRUCTURAL ONLY



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Historic District
Commission

Certificate of Appropriateness

2016-2168

* ALL EXISTING FRAMING IS ASSUMED
IS TO BE FIELD REINFORCED AND
ALL NEW FIRST FLOOR HOUSING 2x8
w/ 13ALL & 1/2" LONG SIDING AND
NB - ROOF DECKING
NEW WALL BRACING PROVIDED BY
CONC. SPREADING FASTENED w/ 8d
NAILS - BOL ON EDGE & ROL IN
THE FIELD TO MEET & EXCEED THE
INTENT OF SECTION R602.10.4.4

PROJECT

SEAL:

DRAWN BY:

V. ROD

SHEET:
FLOOR
PLAN

SCALE:
1/4" = 1'-0"

PAGE:

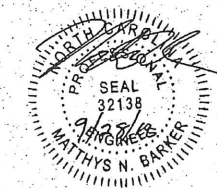
A FUTURE ADDITION FOR
THE TURNER RESIDENCE
2015 THE PLAZA
CHARLOTTE, NC 28205

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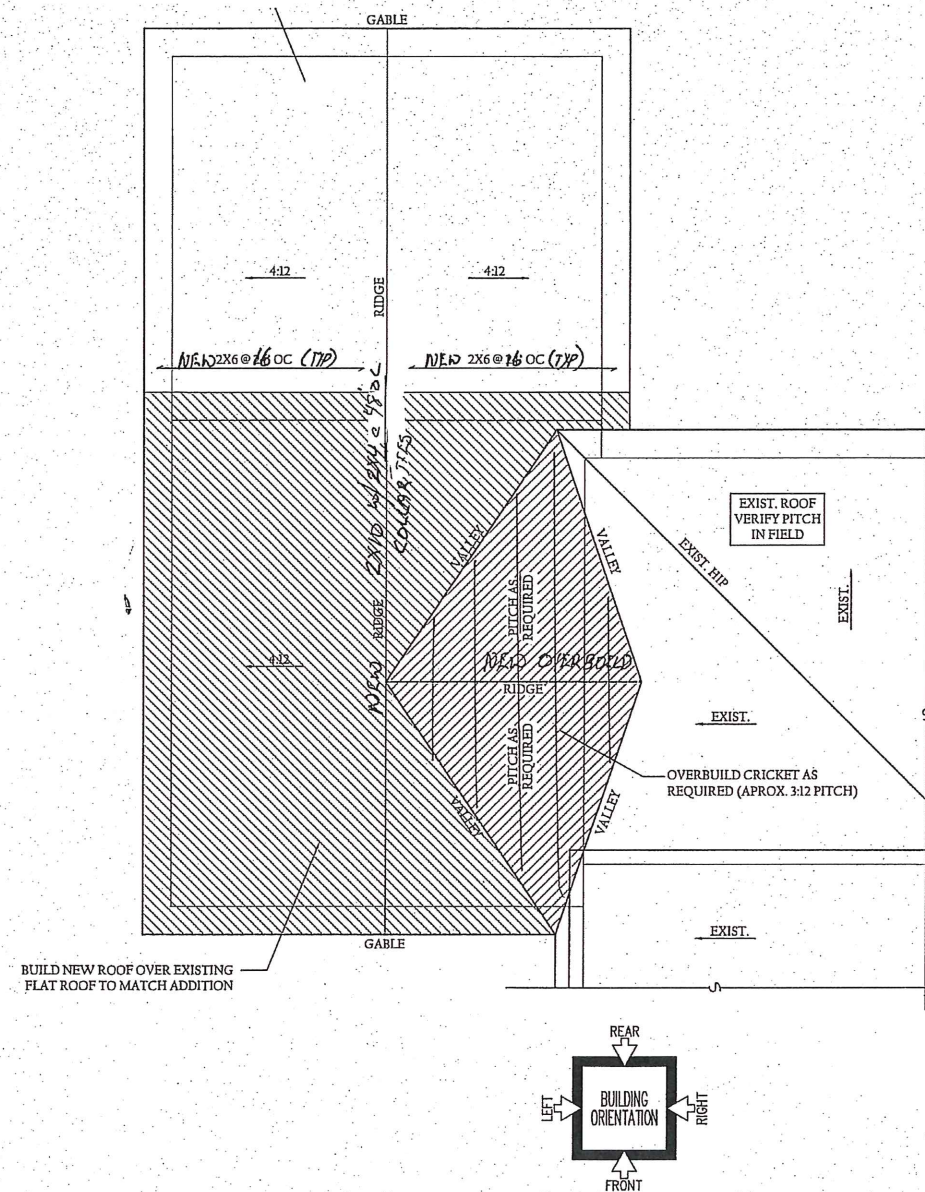
- *ALL RIDGES @ HIPS TO BE 2x8 U.N.O.
- *ALL VALLEY TO BE 2x8 U.N.O.
- *ALL RAFTERS MUST HAVE 2x4 COLLAR TIES @ 48" O.C.
(36" MAX. DISTANCE FROM RIDGE)
- *ALL SHADED AREAS INDICATE OVERBUILD

BUILD TO CONFIRM THE SQ. IN/FT. VENTED AREA WITH THEIR MANUFACTURER OF VENTING PRODUCTS USED FOR THIS CONSTRUCTION SO THEY WILL COMPLY WITH THE CALCULATED SQ. IN/FT. OF VENTED AREA REQUIRED.

- *REFER TO SHEET 2 FOR ADDITIONAL STRUCTURAL INFORMATION



**Sustainable Engineering &
Efficient Designs, P.L.L.C.
PO Box 691071
Charlotte, NC 28227-7018
SEAL FOR STRUCTURAL ONLY**



ROOF PLAN

* ALL NEW RAFTERS ARE 2X6 @ 16" O.C.



PROJECT

SEAL:

DRAWN BY:

V. ROD

SHEET:
ROOF
PLAN

SCALE:
 $1/4" = 1'-0"$

PAGE:

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A FUTURE ADDITION FOR
THE TURNER RESIDENCE
2015 THE PLAZA
CHARLOTTE, NC 28205



APPROVED

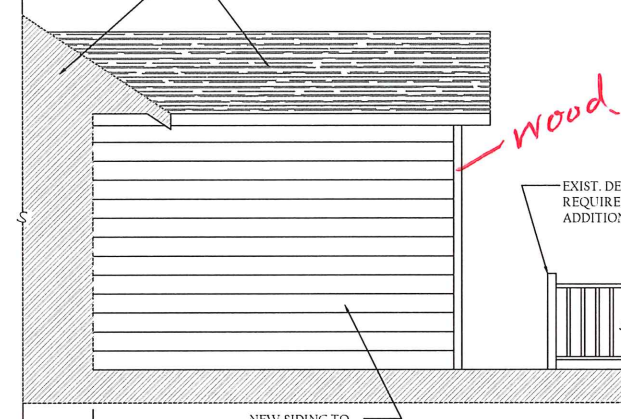
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SHADED AREA DENOTES EXIST
STRUCTURE FORWARD OF THIS
ELEVATION

NEW ROOF



EXIST. DECK TO BE MODIFIED AS
REQUIRED TO ALLOW FOR NEW
ADDITION

NEW SIDING TO
MATCH EXISTING

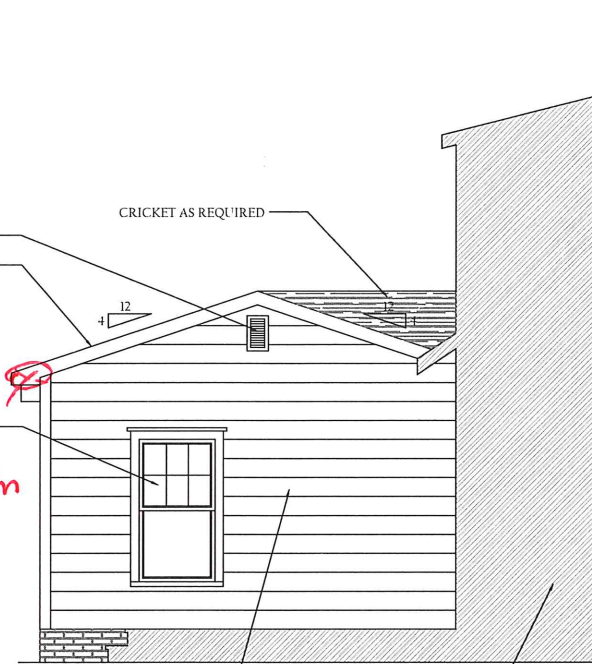
RIGHT SIDE ELEVATION

10x18
LOUVERED ATTIC VENT
OVERBUILD NEW ROOF OVER
EXISTING FLAT ROOF

CRICKET AS REQUIRED

REPLACE EXIST WDW w/ NEW
2850 WDW AND MATCH
EXISTING TRIM

wood trim



EXISTING SIDING TO REMAIN
UNCHANGED

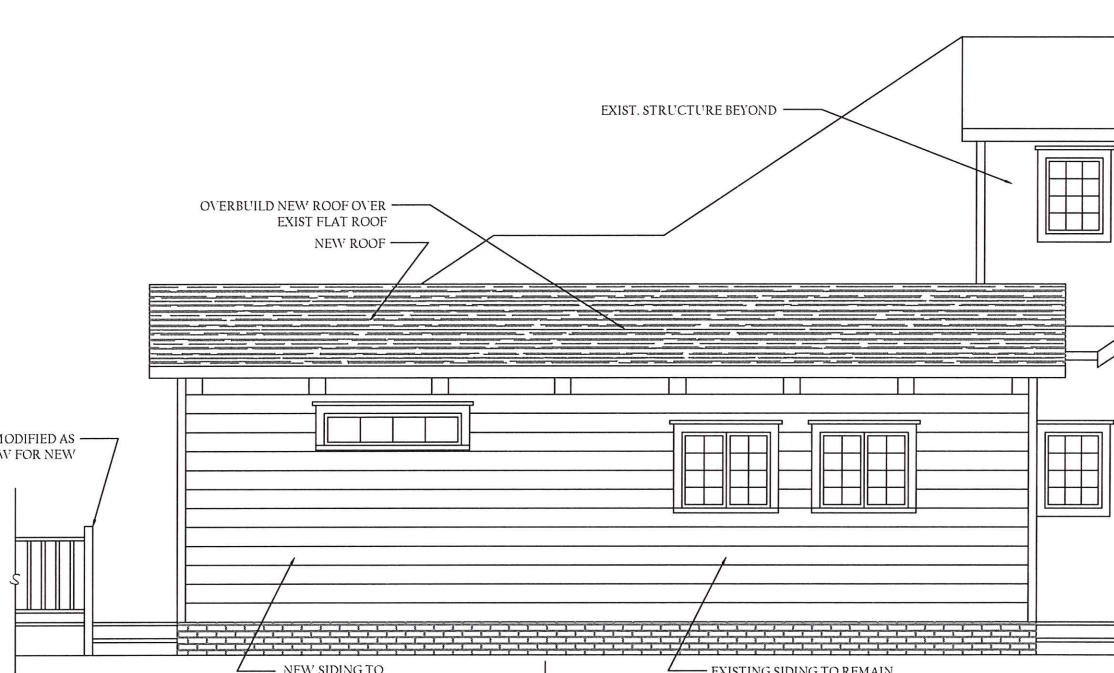
SHADED AREA DENOTES EXIST
STRUCTURE FORWARD OF THIS
ELEVATION

FRONT ELEVATION

EXIST. DECK TO BE MODIFIED AS
REQUIRED TO ALLOW FOR NEW
ADDITION

OVERBUILD NEW ROOF OVER
EXIST FLAT ROOF
NEW ROOF

EXIST. STRUCTURE BEYOND



NEW SIDING TO
MATCH EXISTING

EXISTING SIDING TO REMAIN
UNCHANGED

full wood, not composite siding
LEFT SIDE ELEVATION

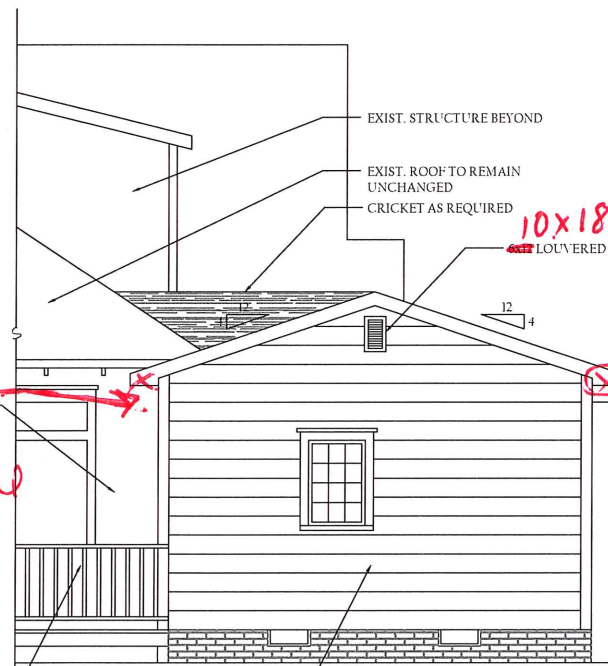
Eaves will
not be
boxed but
will match
the original
eaves on
the house

EXIST. STRUCTURE

EXIST. STRUCTURE BEYOND

EXIST. ROOF TO REMAIN
UNCHANGED
CRICKET AS REQUIRED

10x18
LOUVERED ATTIC VENT



EXIST. DECK TO BE MODIFIED AS
REQUIRED TO ALLOW FOR NEW
ADDITION

NEW SIDING TO
MATCH EXISTING

REAR ELEVATION

PROJECT

SEAL:

DRAWN BY:

V. ROD

SHEET:

REAR
ELEVATION

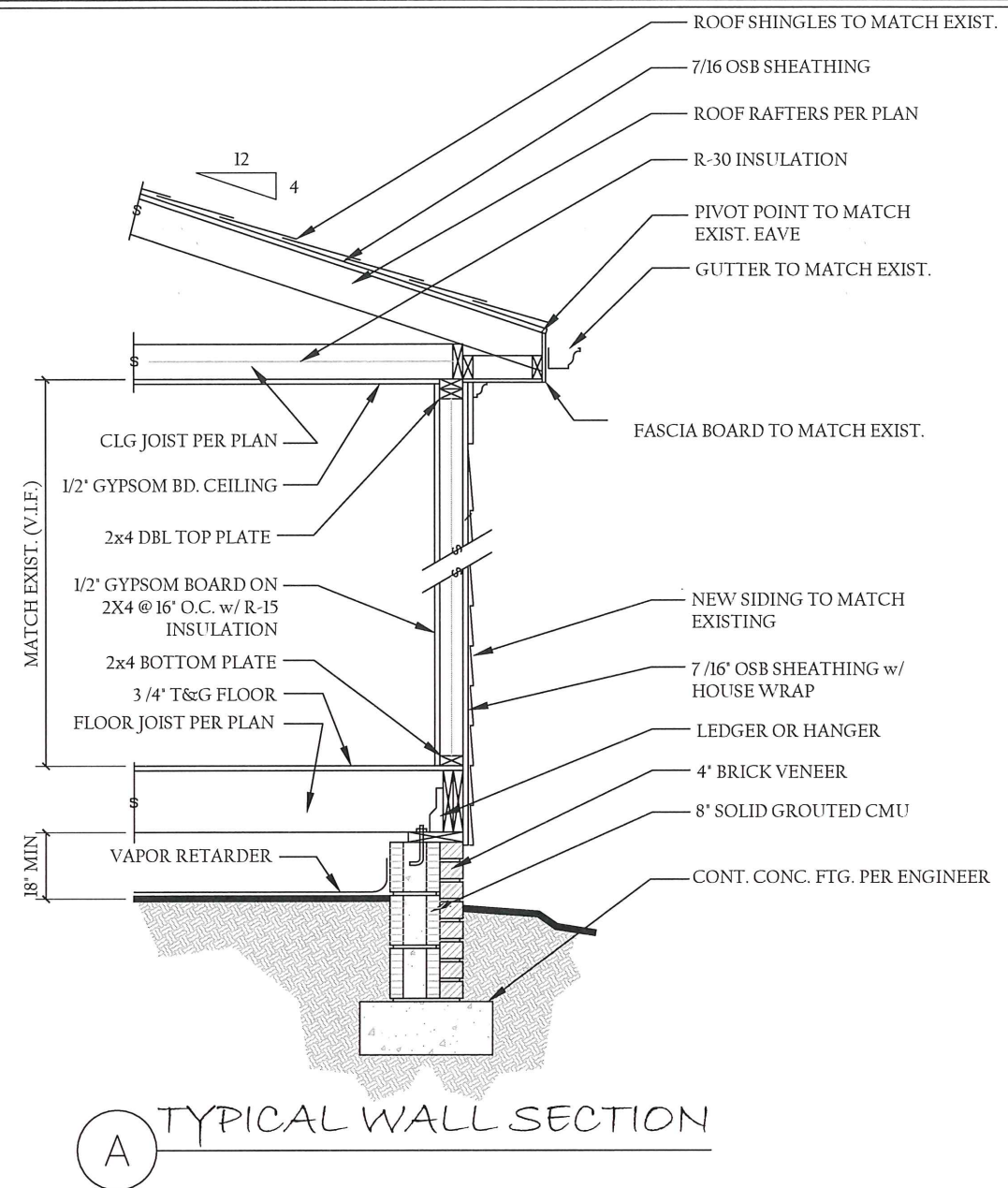
SCALE:

1/4" = 1'-0"

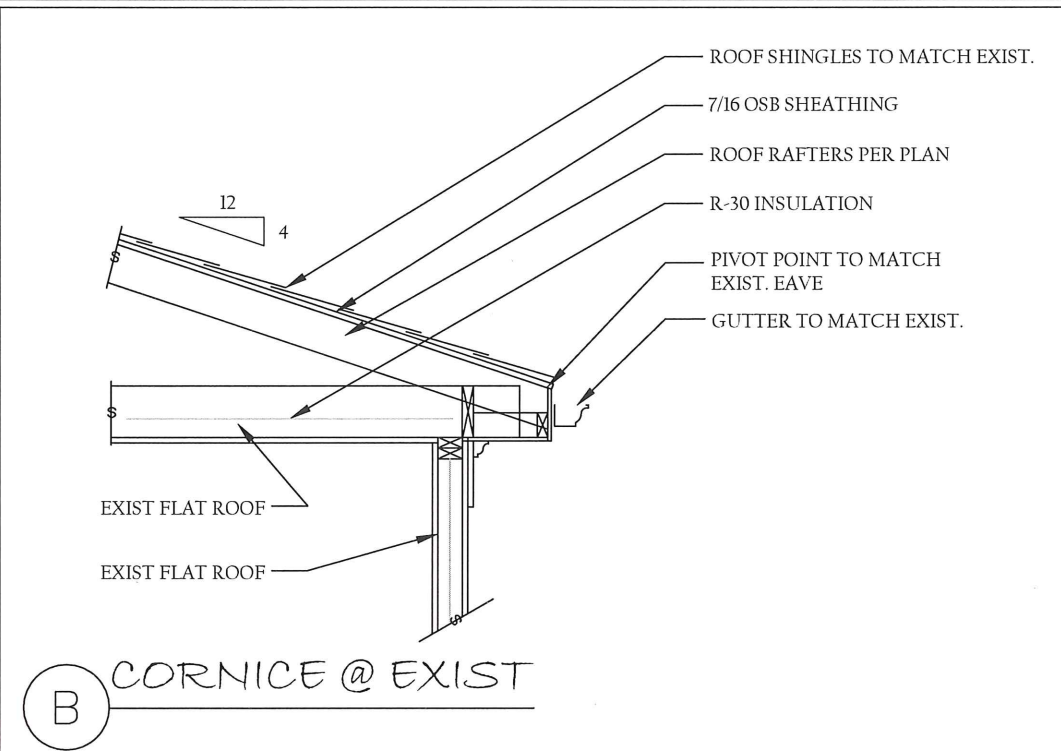
PAGE:

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A FUTURE ADDITION FOR
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CHARLOTTE, NC 28205



(A) TYPICAL WALL SECTION



(B) CORNICE @ EXIST

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 Historic District
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 Certificate of Appropriateness
 # 2016-268

PROJECT: A FUTURE ADDITION FOR THE TURNER RESIDENCE 2015 THE PLAZA CHARLOTTE, NC 28205

SEAL:

DRAWN BY: V. ROD

SHEET: CONSTRUCTION DETAILS

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SCALE: 1/4" = 1'-0"

PAGE: 9