



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDC 2016-303

DATE: 7 December

ADDRESS OF PROPERTY: 1505 Thomas Avenue

2016 TAX PARCEL

HISTORIC DISTRICT: PLAZA MIWOOD

NUMBER: 081.184.05

APPLICANT/OWNER: James Cook

DETAILS OF APPROVED PROJECT: Rear Addition. Existing shed roofed back porch enclosure will be entirely removed. Upper shed dormer will also be removed. New rear facing gable will roof screened porch. Gable will be tucked into back side of existing hipped roof of house. House will be extruded to rear, leaving corner boards in place. See exhibits labeled 'Site Plan December 2016' and 'Left Elevation December 2016' and 'Right Elevation December 2016'. Hipped roof will extend for the new addition beside the new porch. See exhibit labeled 'Left Elevations December 2016'. Two pair of French doors will be added to access new porch from house. Stair will be parallel to back of house from deck of porch to landing then turn perpendicular to house into back yard. See exhibit labeled 'Rear elevations December 2016'. Fenestration will change on sides – 3 windows will be removed and a ½ window and a transom will be added on left, and one small window will be removed on right side and a ½ window will be added. See exhibit labeled 'Left Side Elevation December 2016' and 'Right Side Elevation December 2015'. See exhibit labeled 'Site Plan December 2016'.

Applicable *Policy & Design Guidelines Additions*

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.


Projects Eligible for Administrative Approval

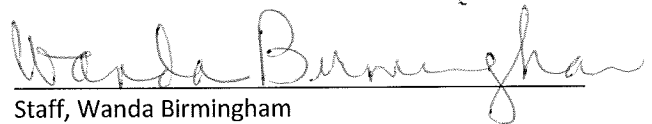
Additions to the rear of buildings that are neither taller nor wider than the existing structure

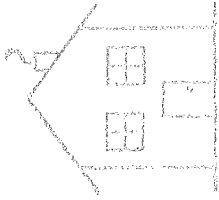
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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, James Haden *WB*


Staff, Wanda Birmingham

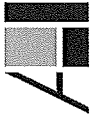


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Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC-2016-303



ALISON HALL
ARCHITECT

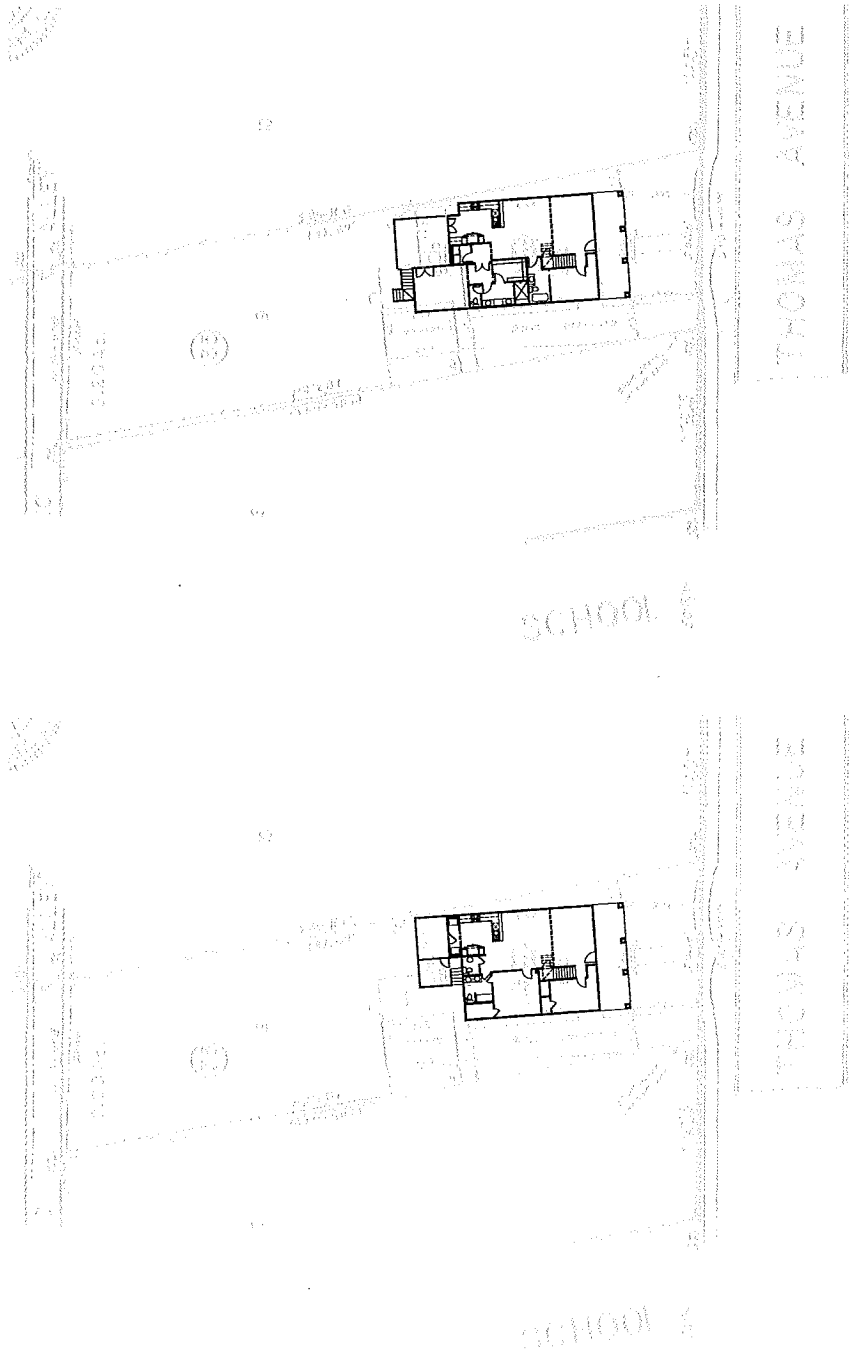
NOT FOR
CONSTRUCTION

COOK HOUSE
1505 THOMAS AVE.
CHARLOTTE, NORTH CAROLINA

HISTORIC
REVIEW SET
9-29-16

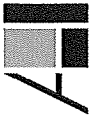
2 PROPOSED SITE PLAN
1/16" = 1'-0"

1 EXISTING SITE PLAN
1/16" = 1'-0"



SITE PLANS
HR5

December 2016



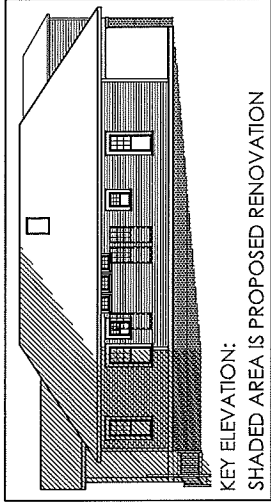
ALISON HALL
ARCHITECT

NOT FOR
CONSTRUCTION

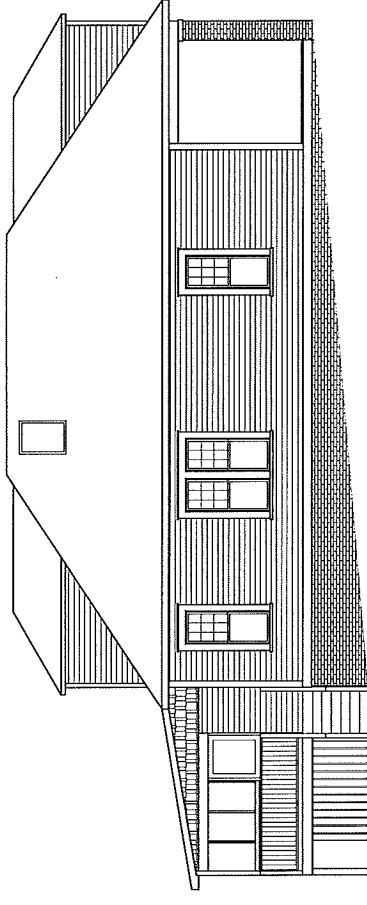
COOK HOUSE
1505 THOMAS AVE.
CHARLOTTE, NORTH CAROLINA

HISTORIC
REVIEW SET
9-29-16

LEFT SIDE
ELEVATIONS
HR3

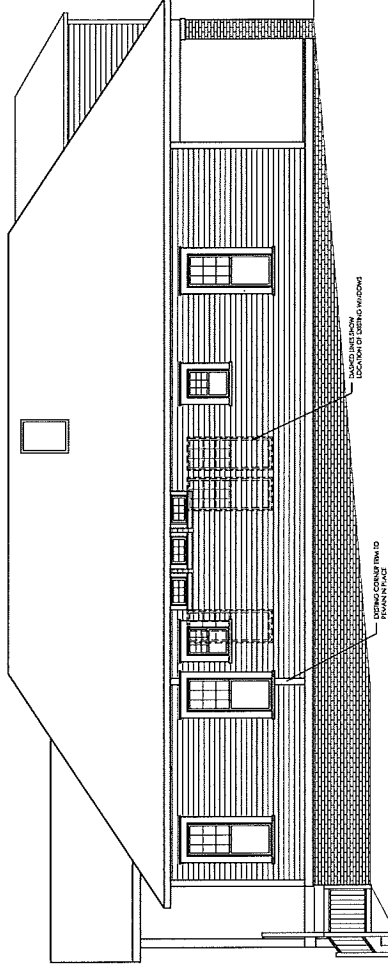


KEY ELEVATION:
SHADED AREA IS PROPOSED RENOVATION



1 EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"

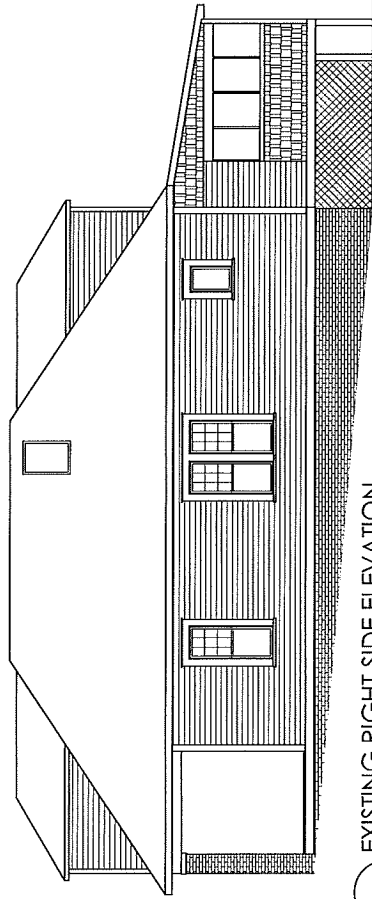
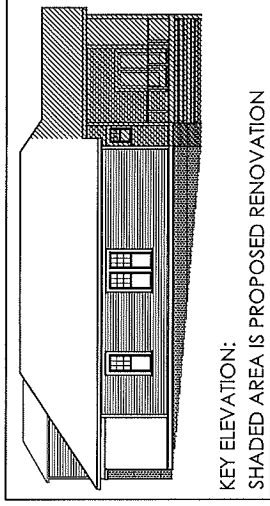


2 RENOVATED LEFT SIDE ELEVATION

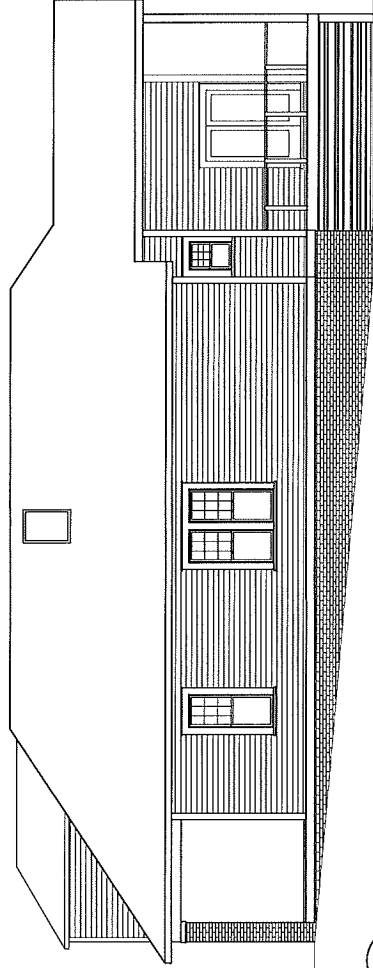
1/4" = 1'-0"

December 2016

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HBC-2016-303



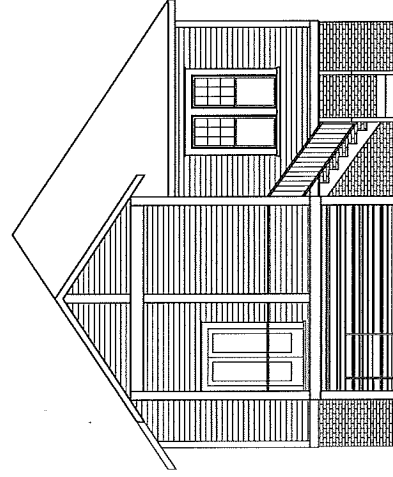
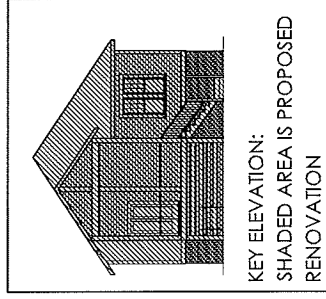
1 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



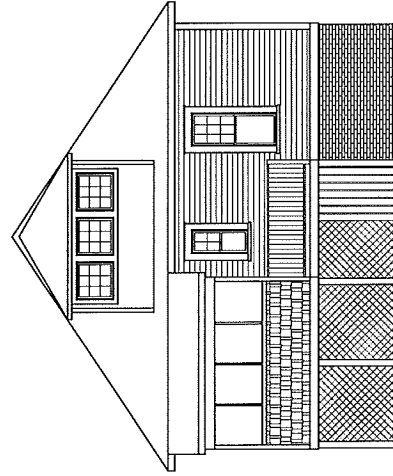
2 RENOVATED RIGHT SIDE ELEVATION
1/4" = 1'-0"

December 2016

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HDC-2016-303



2 RENOVATED REAR ELEVATION
1/4" = 1'-0"



1 EXISTING REAR ELEVATION
1/4" = 1'-0"

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#HOC-2016-303

DECEMBER 2016