



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCADMRM-2017-00063

DATE: 17 February 2017
23 February 2017 - Amended
3 March 2017 – Amended
22 March 2017—Amended

ADDRESS OF PROPERTY: 1818 Euclid Av

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12105308

OWNER(S): CG Investment Group, LLC

APPLICANT: Taylor Croy

DETAILS OF APPROVED PROJECT: A number of projects are proposed for this property including:

1. Commercial Sign. A new commercial sign will be installed on an existing free-standing monument in the front yard. Signage will be affixed to both sides of the monument and will not exceed 10 square feet in area. The sign will be lit by a small ground-mounted spotlight, see attached exhibit labeled 'Sign Design – February 2017.'
2. Front Walkway. A brick walkway will be installed between the building's existing front steps and the public sidewalk.
3. Rear Addition. A new deck and handicap access ramp will be added to the rear of the house. The deck measures approximately 10'-0" x 26'-9" see attached exhibits labeled 'Site Plan – March 2017' and 'Deck & Ramp Design – March 2017'. The deck, ramp, and rails will all be wood. For the handrail, the vertical pickets will be centered on the top and bottom horizontal rails and an additional piece of trim will be added on the top rail. To accommodate the deck/ramp addition the existing HVAC will be replaced and relocated to the right side. The HVAC unit will be screened with evergreen bushes and/or a small fence that obscures the unit from both street view and from neighboring property to the right. If a small fence is used, then the design must be approved by HDC staff prior to installation.
4. Rear Entry Doors. The three non-original rear entry doors will be replaced, see attached exhibit labeled 'Rear Doors – March 2017.'
5. Crawl Space Door. A new wood crawl space door located along the left elevation will be replaced. The existing door is a replacement piece of plywood. The new wood door will be custom built to fit the opening.
6. Siding and trim repair/replacement. The existing cedar shake siding in the gables is beyond repair and will be replaced with new cedar shake siding to match existing in appearance, depth and texture. The original vents in the gable ends should either be repaired, or if beyond repair, then replicated exactly to match existing in material, design, and dimension.

7. Roof/Window Repairs. Replacing the existing asphalt roof and repairing all of the original windows, both of which are considered ordinary repair and maintenance and do not require approval.
8. No other projects are approved nor is the use of alternate materials.

Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, pages 23-24: Landscape & Site Features, Work in Rear Yards, Replacement Doors, Properly Sited and Screened Mechanical Units, Signage, and Minor Changes .

The applicable Policy & Design Guidelines for Doors (page 26), Handicapped Access Facilities (page 40), Mechanical Units (page 55), Landscape & Site Features (page 60) and for Signage (page 69) and 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.


James Haden, Chairman

Staff 

Site Plan - March 2017

MECHANICAL GENERAL NOTES

1. TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
2. ALL DIMENSIONS AND TOLERANCES SHALL BE IN ACCORDANCE WITH THE ASME Y14.5-2009 DIMENSIONING AND TOLERANCE PRACTICES.
3. LOCATE ALL DIMENSIONS 4'-0" FROM THE FINISHED FLOOR UNLESS OTHERWISE NOTED.
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FAN SCHEDULE									
MARK	SIZE	TYPE	HP	WATER	WATER	WATER	WATER	WATER	WATER
1	12"	12"	1/2	12"	12"	12"	12"	12"	12"
2	12"	12"	1/2	12"	12"	12"	12"	12"	12"
3	12"	12"	1/2	12"	12"	12"	12"	12"	12"
4	12"	12"	1/2	12"	12"	12"	12"	12"	12"
5	12"	12"	1/2	12"	12"	12"	12"	12"	12"
6	12"	12"	1/2	12"	12"	12"	12"	12"	12"
7	12"	12"	1/2	12"	12"	12"	12"	12"	12"
8	12"	12"	1/2	12"	12"	12"	12"	12"	12"
9	12"	12"	1/2	12"	12"	12"	12"	12"	12"
10	12"	12"	1/2	12"	12"	12"	12"	12"	12"
11	12"	12"	1/2	12"	12"	12"	12"	12"	12"
12	12"	12"	1/2	12"	12"	12"	12"	12"	12"
13	12"	12"	1/2	12"	12"	12"	12"	12"	12"
14	12"	12"	1/2	12"	12"	12"	12"	12"	12"
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22	12"	12"	1/2	12"	12"	12"	12"	12"	12"
23	12"	12"	1/2	12"	12"	12"	12"	12"	12"
24	12"	12"	1/2	12"	12"	12"	12"	12"	12"

APPROVED
Charlotte
Historic District
Commission

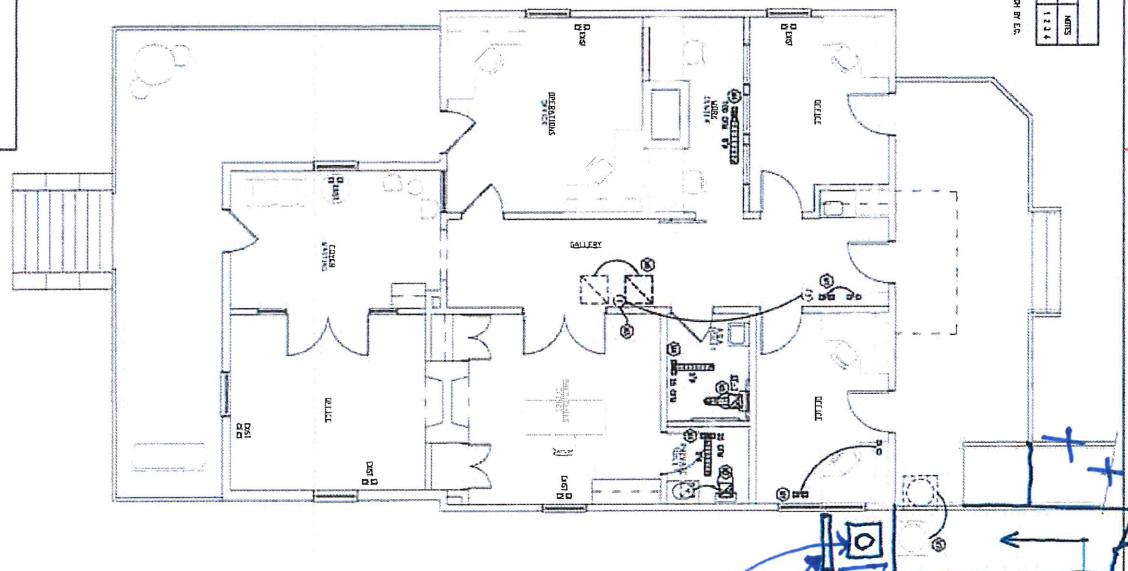
#HDC Admin-2017-00663

MECHANICAL REVISION NOTES

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HVAC SYSTEM / VENTILATION NOTE:

SPILT SYSTEM AIR HANDLER AND 3.5 TON CONDENSING UNIT IS EXISTING TO THE MECHANICAL ROOM. THE SYSTEM IS TO BE RELOCATED TO THE MECHANICAL ROOM AND OPERATE DOWNSIDE WITH THE MECHANICAL ROOM. PERMITS FOR ALL ROOMS EXCEED THE CODE REQUIRED MINIMUM OF 42.



Southeast
Design
Group

ISSUED FOR
CONSTRUCTION

Office
Renovation
Project
1818 Euclid Ave.
Charlotte, NC
for
Taylor &
Merideth Croy



REVISION NO.
DATE
13 FEB 2017
SHEET
M-1

ISSUED FOR
CONSTRUCTION

REVISION NO.

SCALE

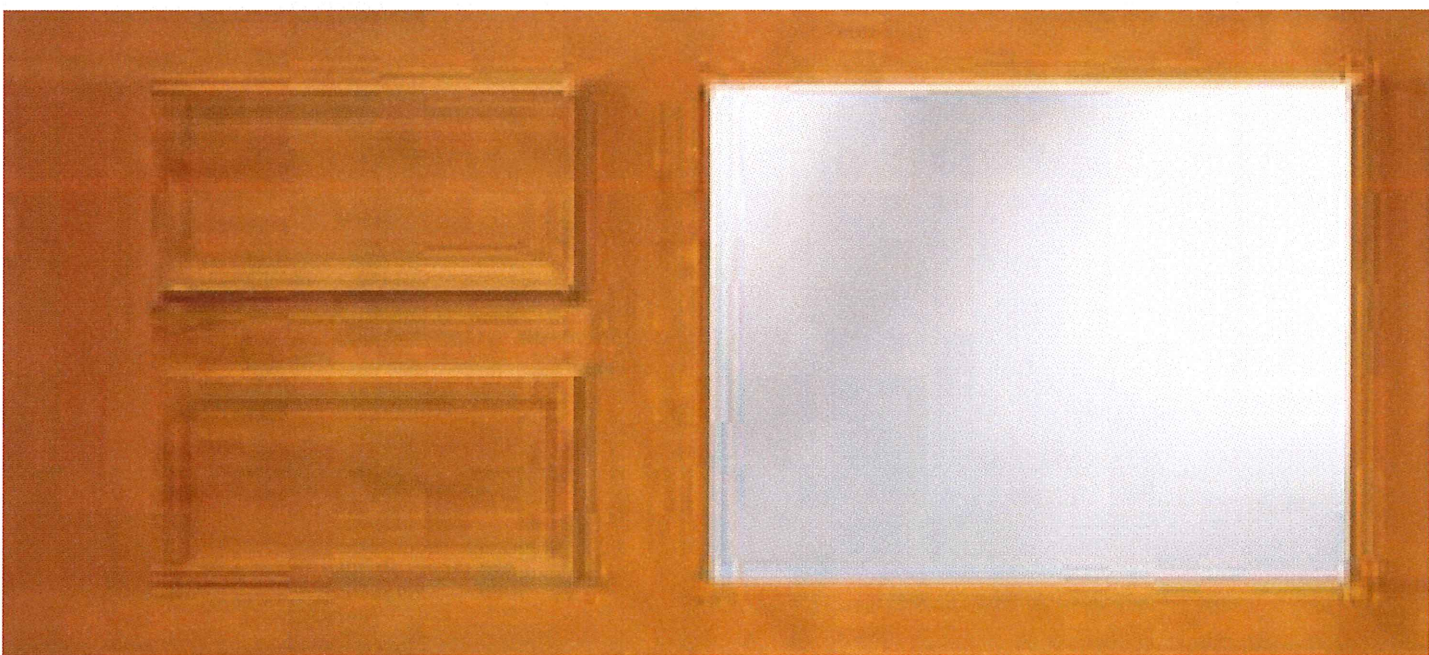
AS NOTED

DATE

24 JANUARY 2017

SHEET

Rear Doors - March 2017



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDCADMR m-2017-00063