



**CHARLOTTE HISTORIC DISTRICT COMMISSION**

**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMRM-2017-00635

**DATE:** 24 October 2017

**ADDRESS OF PROPERTY:** 1534 Thomas Avenue

**HISTORIC DISTRICT:** Plaza Midwood

**TAX PARCEL NUMBER:** 08118718

**OWNER:** Met Properties LLC

**APPLICANT:** Cassandra Stanley

**DETAILS OF APPROVED PROJECT:** The project is changes to windows and doors and siding repair. Exterior entry doors will be removed on the front, right, and rear elevations and new wood siding will be toothed into these spaces. A window will be removed at the back of the right elevation. On the left elevation, a set of triple windows will be changed to a fixed picture window, see attached exhibit labeled 'Picture Window Design – October 2017.' On the rear elevation an existing entry door and window will be changed to wood French doors, see attached exhibit labeled 'French Door Design – October 2017.' An original paired window on the rear elevation will remain but changed in size to be top sash only. See attached exhibit labeled 'Elevations – October 2017.' All new windows and doors will be wood with Simulated True Divided Light (STDL) exterior molded muntins in a pattern to match existing. Any new window and door trim will match existing in design and dimension. The project also includes removing the non-original front porch screen system and asbestos siding to uncover the original wood siding. New wood siding that matches existing will be toothed in at any areas where the original wood siding is missing or cannot be repaired.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Replacement windows and doors.
2. The applicable Policy & Design Guidelines for Front Doors and Entrances (4.10) and Windows (4.14) 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.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

[www.charlotteplanning.org](http://www.charlotteplanning.org)

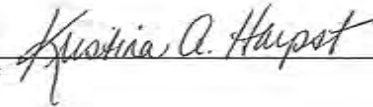
600 East Fourth Street  
Charlotte, NC 28202-2853  
PH: (704)-336-2205  
FAX: (704)-336-5123

➤ 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

Picture Window Design - October 2017



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*French Door Design -  
October 2017*



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Elevations - October 2017

GREENTHINC.

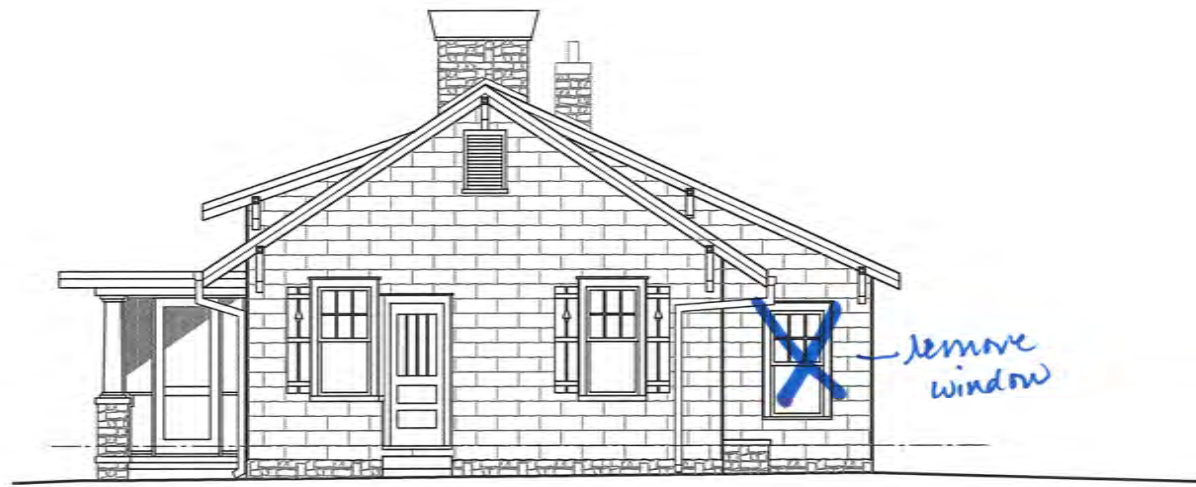
ARCHITECTURE & INTERIORS

10212 Calmonore Place  
 919.486.4534  
 www.greenthinc.com

Hornet Realty

Plaza Midwood Neighborhood

1534 Thomas Avenue  
 Charlotte, NC 28205



3 Right Side Elevation  
 A2.0 SCALE: 1/4" = 1'-0"



2 Left Side Elevation  
 A2.0 SCALE: 1/4" = 1'-0"



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#HDCADMIN-2017-00635



4 Rear Elevation  
 A2.0 SCALE: 1/4" = 1'-0"



1 Front Elevation  
 A2.0 SCALE: 1/4" = 1'-0"

Revisions

NO.	ISSUE	DATE

01 For Owner Review 09/06/17

NO. ISSUE DATE

Sheet Information

Date 09.01.2017

Job Number 2017.004

Drawn JJK

Checked JJK

Approved JJK

Title

EXISTING  
 ELEVATIONS

Sheet

A2.1