



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM 2018-00220 DATE: 1 May 2018

ADDRESS OF PROPERTY: 409 Rensselaer Avenue

TAX PARCEL NUMBER: 1230029.03

HISTORIC DISTRICT: Dilworth

APPLICANT: Architect Allen Brooks

DETAILS OF APPROVED PROJECT: Addition. New Rear addition will tie just below cross ridge of existing house. The addition is two stories above a basement level. Full across middle floor porch roof will be hipped back to addition with an engaged balcony in the center on the upper floor. Columns support the hipped roof. The lowest level has brick columns below the middle floor porch. See exhibit labeled 'Rear Elevation April 2018'. Each side elevation shows a gable trim over a window near the rear. See exhibits labeled 'Right Elevation April 2018' and Left Elevation April 2018'. New wood siding will match existing. Vinyl siding will be removed and existing wood siding will be repaired. Rear yard calculation proves that, at a minimum, 50% remains permeable. Carriage track drive will be added and located to go as far into the side yard and continue toward rear as conditions permit. Drive will curve to protect an existing tree in the front yard.

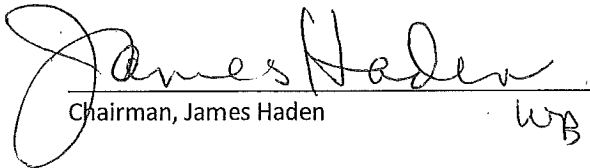
Applicable *Charlotte Historic District Design Guidelines* – Additions

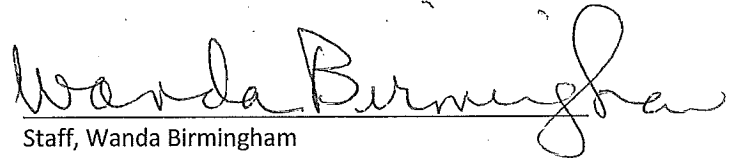
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
7. Additions that are neither taller nor wider than the existing building and increase the building's square footage 50% or less are typically eligible for administrative approval.
8. In a single family use, no more than 50% of the rear yard should be of impermeable material including roofs of additions to original buildings, paving, decks, patios, pools. And accessory buildings.

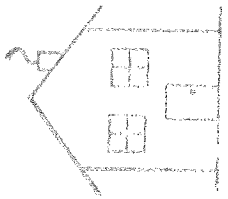
This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the Charlotte Historic District Design Guidelines.

- 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


Staff, Wanda Birmingham



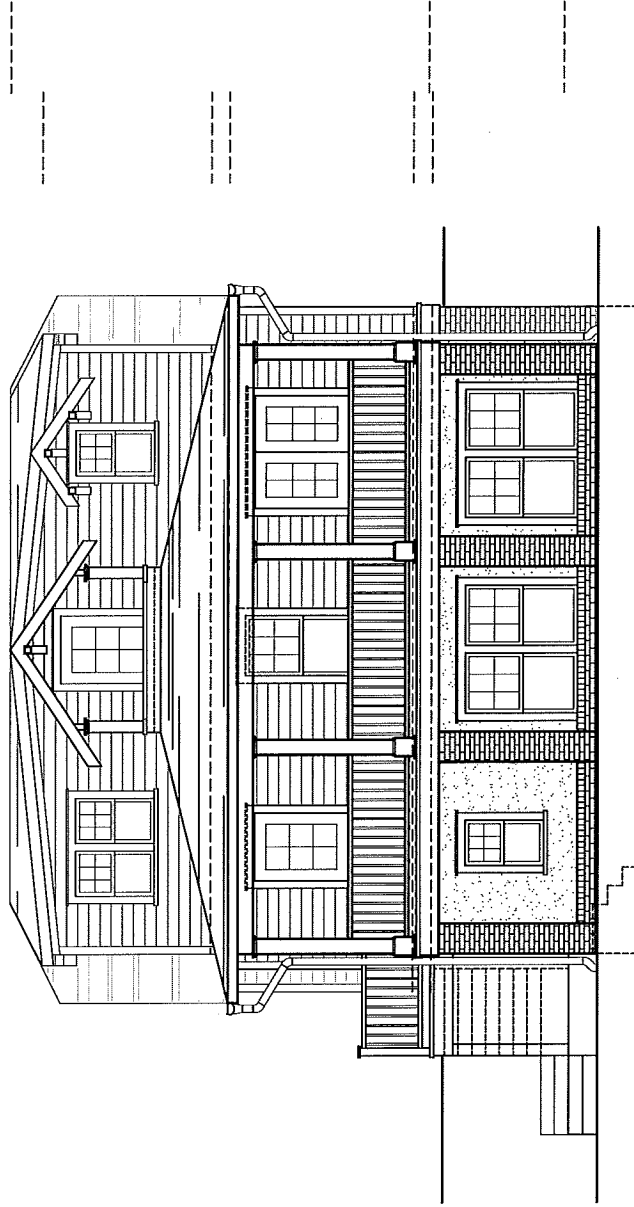
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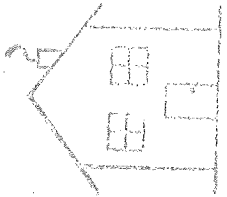
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HDC APM R.M

2018-00220



Rear Elevation
April 2018

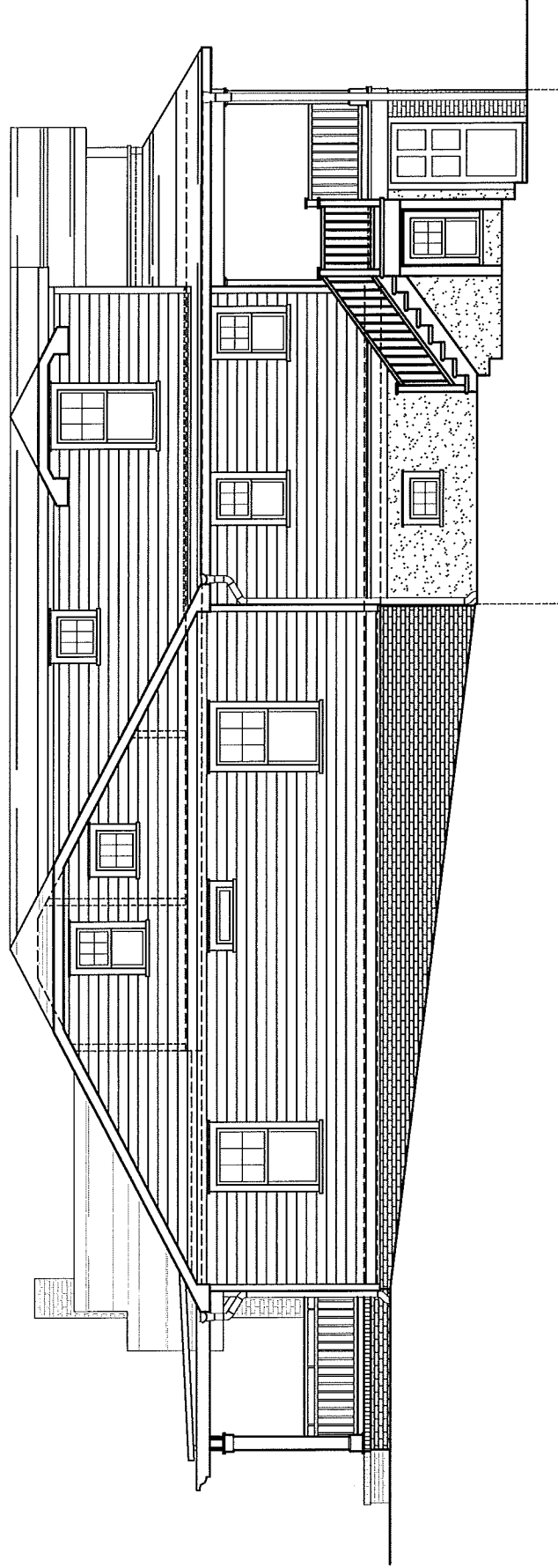


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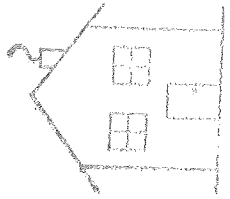
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2018-00220



Right Elevation
April 2018

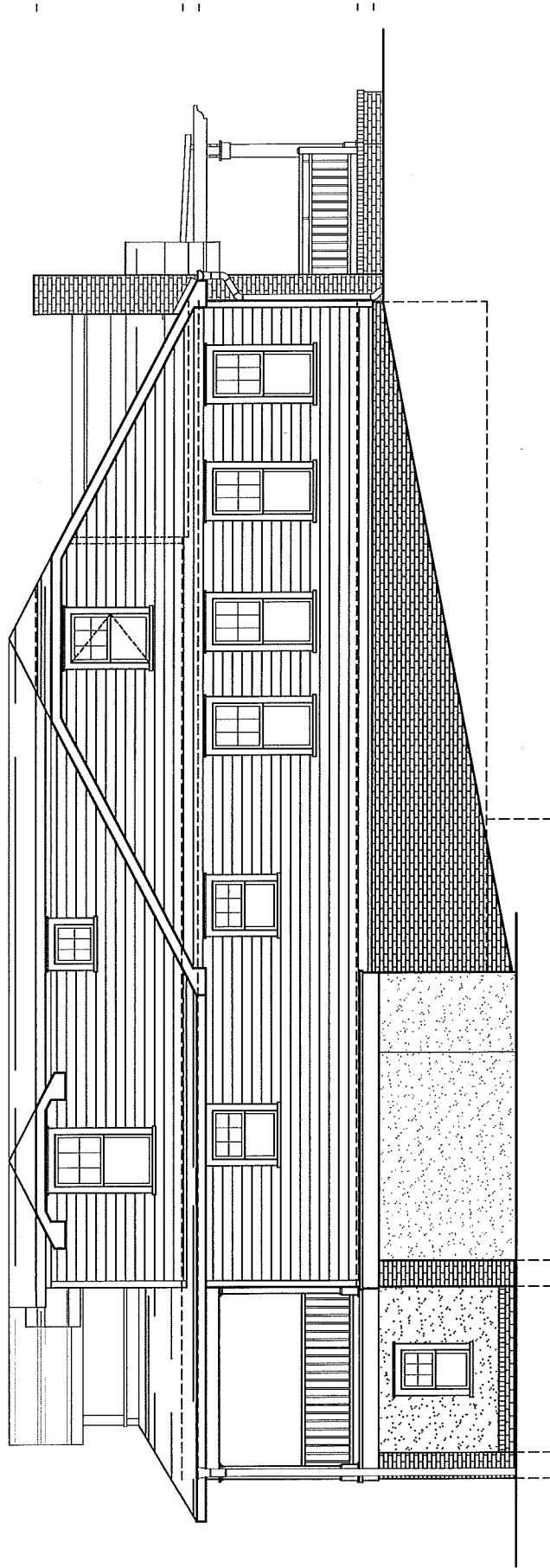


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Certificate of Appropriateness

HDC ADMRM
2018-00220



Left Elevation
April 2018