



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS – AMENDMENT**

CERTIFICATE NUMBER: HDCADMRM-2018-00587

DATE: 18 October 2018
24 January 2019 – AMENDMENT

ADDRESS OF PROPERTY: 2009 the Plaza

HISTORIC DISTRICT: Plaza-Midwood

TAX PARCEL NUMBER: 08119708

OWNER(S): Renee D. Dial

APPLICANT: Zack K Alsentzer

DETAILS OF APPROVED PROJECT: Rear Addition of Master Suite and Side Porch. 25% increase of living space. No Change to front elevation

- Addition to rear elevation. The addition footprint is approximately 22' x 29'
- Ridge height of new addition will meet at or below existing
- Raised 4" concrete slab on brick foundation walls to match existing front porch details
- Cedar shake accent in recessed alcove
- Brick Masonry Fireplace and Chimney to match existing
- Painted Fascia | Exposed Rafter-tails | Soffit treatment to match existing
- All materials and details to match existing
- Post-construction rear yard will be 83% permeable
- New wood double-hung windows, Simulated True Divided Light (STD L) bars, 4/1 to match existing
- See attached site plan & elevation drawings

- AMENDMENT [1/24/19]: Change cedar shake on recessed alcove to plank siding to match existing. Change window size to smaller windows on left-side addition; style to match existing.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval page 2.6: Work in Rear Yards/Windows & Doors
2. This application is in compliance with Design Guidelines for Additions (page 7.2) and based on location of proposed work.

- 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.

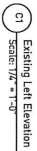


James Haden, Chairman

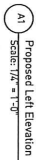
Staff



ATCDDmeh
2018-0587



PROPOSED



WINDOW SIZES CHANGED



Mark	Date	Description
01	01/03/2019	FOR CONSTRUCTION

Left Elevation
Existing & Proposed

A203

alter
ARCHITECTS

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Charlotte, NC 28205
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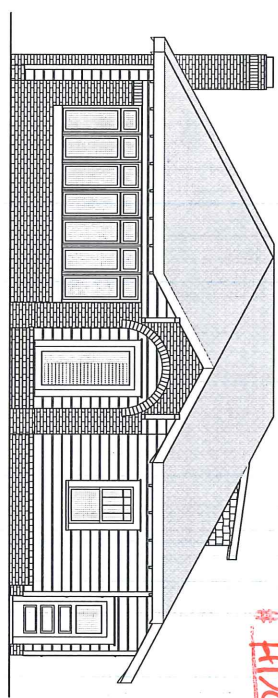
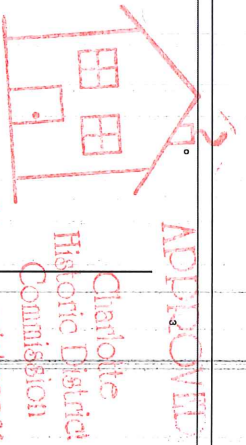


2009 The Plaza

Prepared for: Jeff & Renee Dial

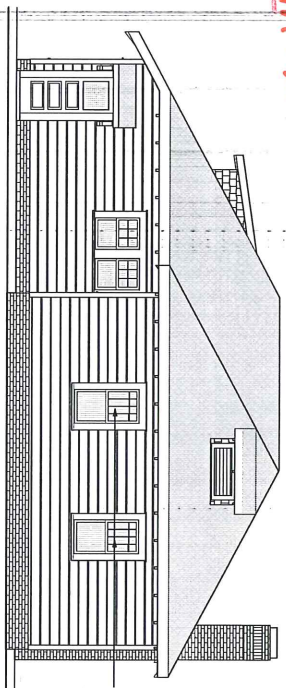
Project name/#: 0180007

CAD File Name: 2009_ThePlaza.vrx
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C1 Existing Front Elevation
Scale: 1/8" = 1'-0"

FRONT ELEV
REAR ELEV

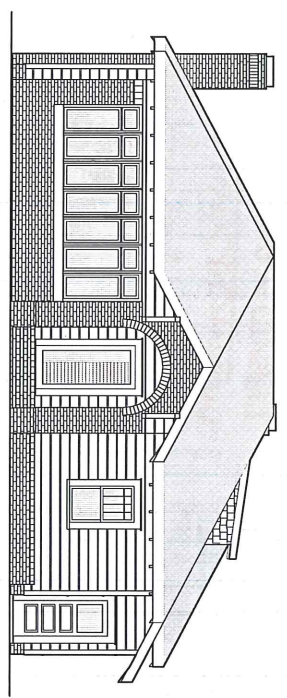


C3 Existing Rear Elevation
Scale: 1/8" = 1'-0"

GO TO SELECT ONE
EXISTING WINDOW TO
SIDE WALL IN EXISTING
REAR PORCH. SEE PLAN A101

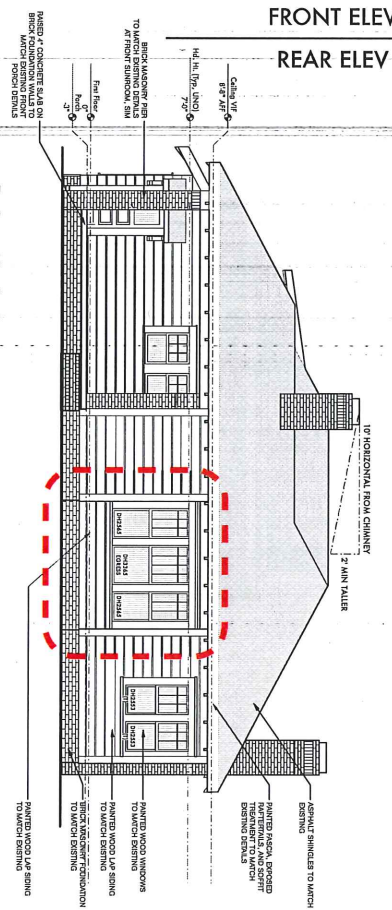
(NO CHANGE AT FRONT)

EXISTING
PROPOSED



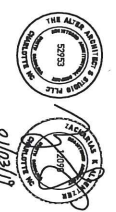
A1 Proposed Front Elevation
Scale: 1/8" = 1'-0"

FRONT ELEV
REAR ELEV



A2 Proposed Rear Elevation
Scale: 1/8" = 1'-0"

SIDING CHANGE FROM SHAKE
TO PLANK (TO MATCH EXISTING)

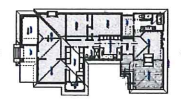


alter
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2009 The Plaza
Prepared for: Jeff & Renee Dill

Project number: 010007
CAD File Name: 2009_ThePlaza.rvt
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Mark	Date	Description
01	01/03/2019	FOR CONSTRUCTION

Front & Rear Elevations
Existing & Proposed

A201