



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

**CERTIFICATE NUMBER:** HDCADMRM-2018-00600

**DATE:** 22 October 2018

**ADDRESS OF PROPERTY:** 1609 the Plaza

**HISTORIC DISTRICT:** Plaza Midwood

**TAX PARCEL NUMBER:** 08118708

**OWNER(S):** Tom Hanchett

**DETAILS OF APPROVED PROJECT:** Rebuild windows in front dormer. Replacement of Non-Historic dormer windows. The replacement windows are Lincoln Windows: Innovation Collection, wood with aluminum cladding, Simulated True Divided Light (STDL) windows in a 3/3 pattern to match existing original windows. All other work is ordinary repair and maintenance and does not require approval, provided the work does not result in any changes in design or material.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Replacement windows and doors.
2. The applicable Design Guidelines for Windows (page 4.12- 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.
- 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