



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00694

DATE: 13 December 2018

ADDRESS OF PROPERTY: 1827 The Plaza

HISTORIC DISTRICT: Plaza-Midwood

TAX PARCEL NUMBER: 08119606

OWNER(S): David Hale & Meredith Hubbard

APPLICANT: Alter Architects

DETAILS OF APPROVED PROJECT: The project is a rear addition, located on the left side, that is no taller or wider than the original building. The existing deck will be removed. The existing basement assess will remain with a replacement door. The new addition footprint measures approximately 24'-4"x 15'-4" and will tie in beneath the existing ridge and will also tie into the brick of the existing structure using salvaged brick to match existing. Materials of the addition will be cedar shake, wood and brick to match and tie-into existing. All corner boards, trim and roof details will be wood with a brick foundation. All windows will be painted wood double-hung, Simulated True Divided Lights (STD L) in a 9/9, above a lower 3pane fixed painted wood window. The roof on the addition will be standing seam metal. The project also includes the addition of a new rear patio, measuring approximately 19'-9" x 15'-4", to include a wood trellis. Post-completion the rear yard permeable space will be 90%. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.9.
2. This application is in compliance with the Policy & Design Guidelines for both Landscape & Site Features, page 8.4

Continued on next page

12/13/2018

- 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

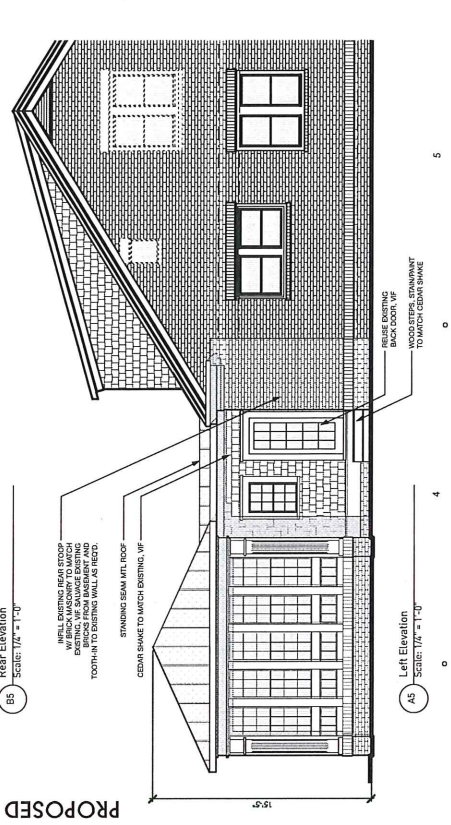
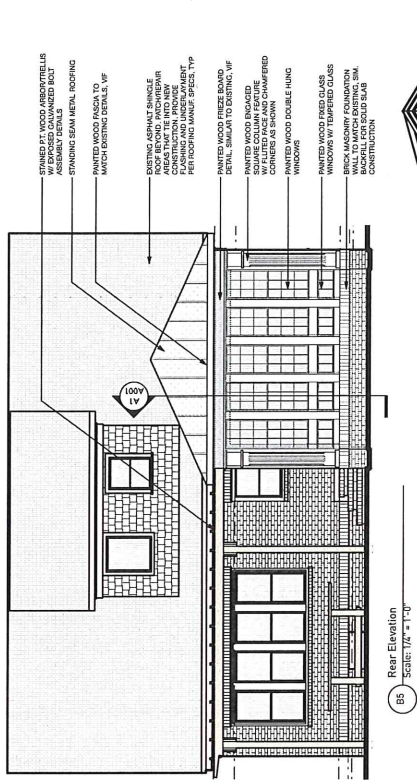
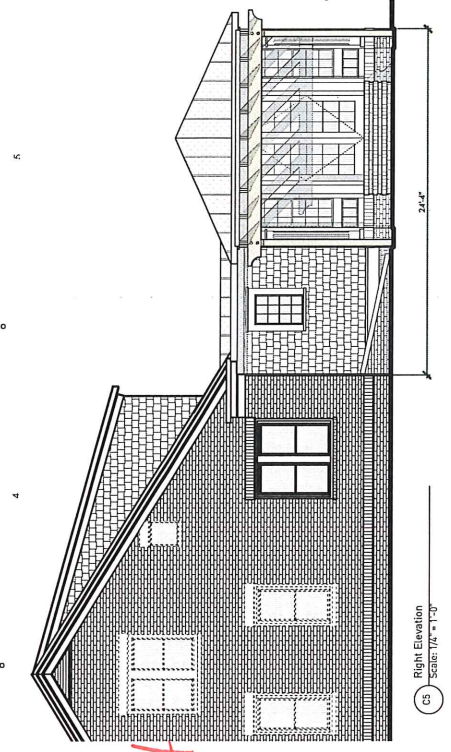
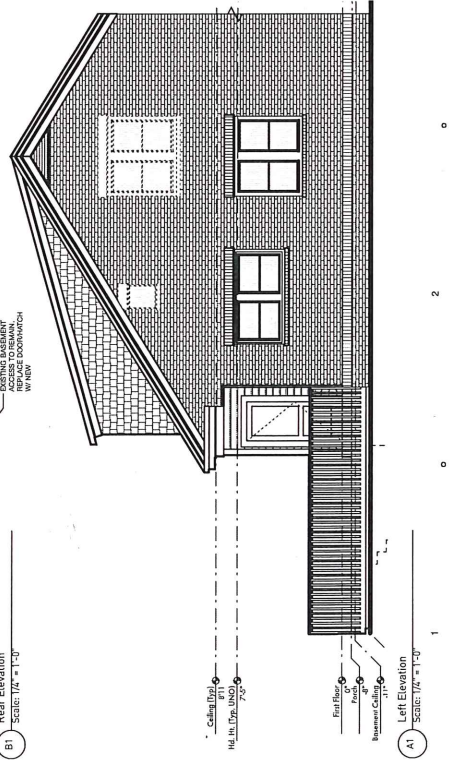
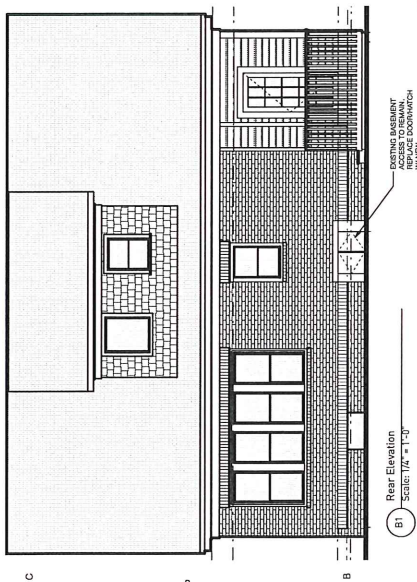


Staff

APPROVED

Charlotte
Historic District
Commission

Date of Appropriateness: **HDC ADMEM-2018-00694**



alter
ARCHITECTS

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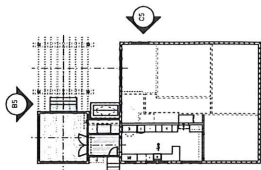


1827 The Plaza

Prepared for: David Holt & Meredith Hubbard

Project name: 1827_ThePlaza.rvt
CAD file name: 1827_ThePlaza.rvt

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Mark	Date	Description
01	10/24/2018	SD / Design Concept
02	12/10/2018	DD / HDC Application

Exterior Elevations

A201



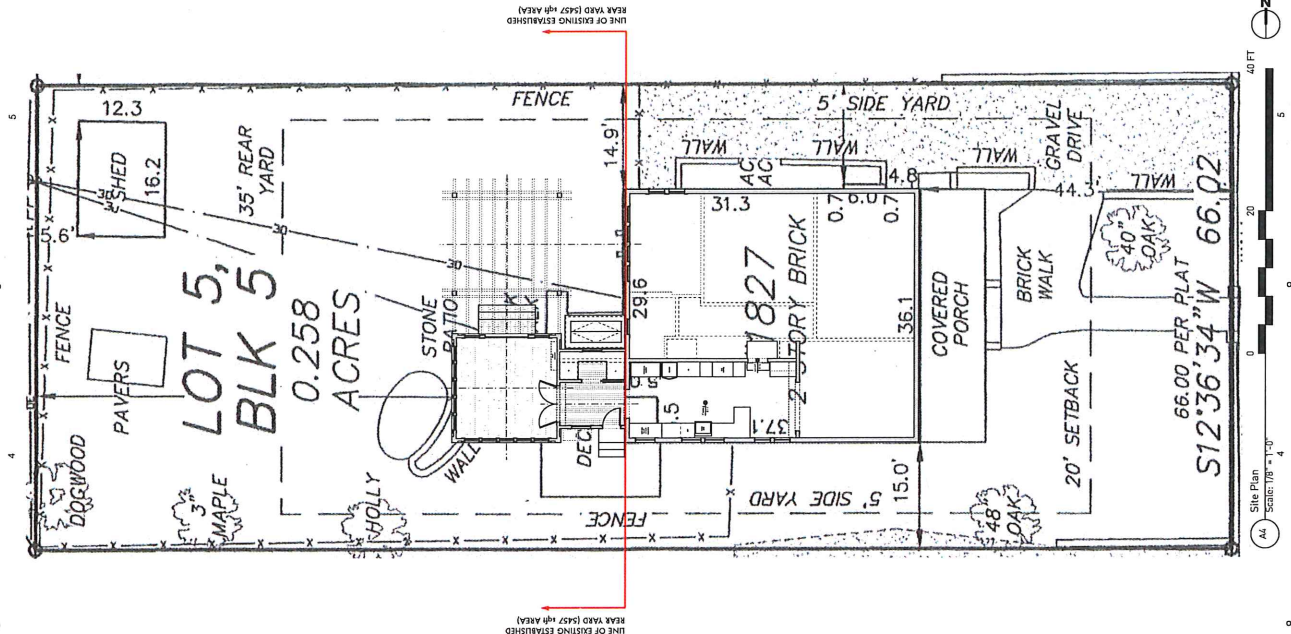
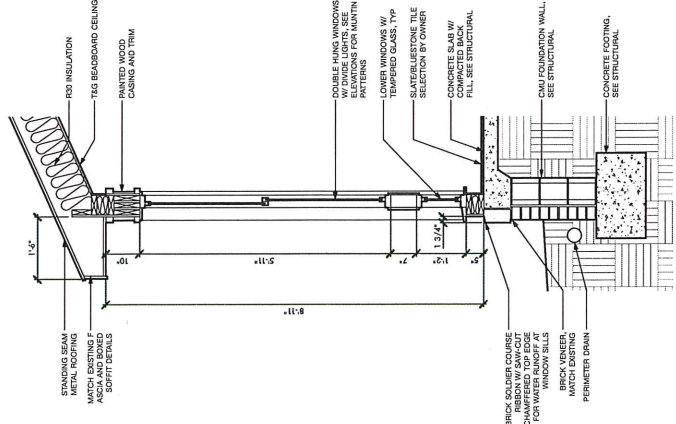
Charlotte
Historic District
Commission

Certificate of Appropriateness

HD CADMKM

1827 The Plaza - REAR YARD PERMEABILITY CALCULATIONS		
AREA DESCRIPTION	SQFT AREAS	% CALCULATIONS
EXISTING REAR YARD AREA	5,457 sqft	100% FROM BACK OF ORIGINAL HOUSE
ROOFS, WALKS, SHEETS AS DESIGNED	2,128 sqft	39% IMPERMEABLE (OPEN) RECD
PERMEABLE AS DESIGNED	4,327 sqft	90% PERMEABLE (OPEN) AS DESIGNED

THIS IS TO CERTIFY THAT ON THE 26th DAY OF OCTOBER 2015 AN ACTUAL SURVEY WAS MADE
 (UNDER MY SUPERVISOR, OFFICE OF THE DISTRICT CLERK)



A1 Typical Wall Section @ Sunroom
Scale: 3/4" = 1'-0"

A3 Survey (By Others)

Site Plan
Scale: 1/8" = 1'-0"
40 FT

Site Plan & Wall Section

A001

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- NOT FOR CONSTRUCTION -

827 The Plaza

Prepared for: David Hale & Merideth Hubbard
 Seat name/ID: 018014
 File Name: 1827 The Plaza.vrx
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 Charles K. Alexander, RA, LEED AP. Copyright 2018.

Mark	Date	Description
11	10/26/2018	SD / Design Concept
22	12/10/2018	DD / HDC Application

RIGHT REAR



REAR



LEFT FRONT



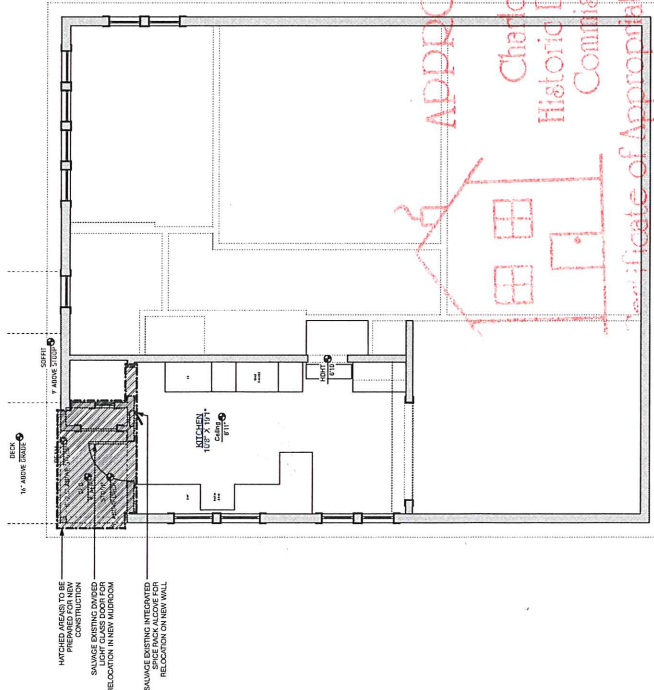
FRONT



REAR STOOP

LEFT FRONT

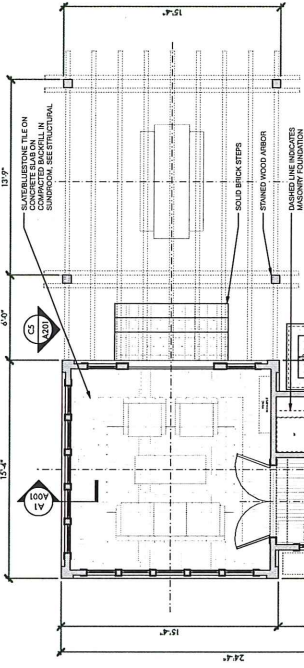
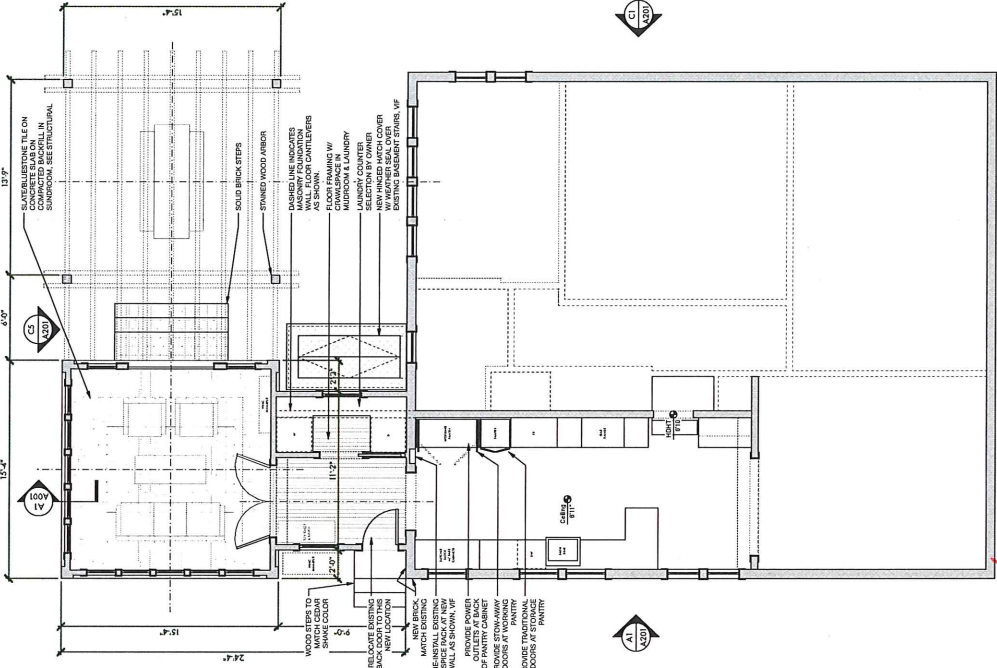
FRONT



EXISTING

EXISTING

PROPOSED



alter
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The Alter Architect's Studio, PLLC, 1821 Legle Avenue, Charlotte, NC 28205
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Architectural Plans

A1 First Floor Plan - EXISTING
Scale: 1/4" = 1'-0"

A5 First Floor Plan - PROPOSED
Scale: 1/4" = 1'-0"



A101

HDCAD MEM-2018-00694

