



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMA-2019-00081

DATE: April 17, 2019

November 1, 2019 - AMENDED

ADDRESS OF PROPERTY: 1408 The Plaza

TAX PARCEL NUMBER: 09507917

HISTORIC DISTRICT: Plaza Midwood

OWNER(S): Fred Matrulli

DETAILS OF APPROVED PROJECT: The proposal is a rear addition that is not taller or wider than the original house, but increases the square footage by more than 50%, changes to the front porch, a new front dormer, and a material change request on the main house gable ends.

Materials of the rear addition include brick foundation to match existing, siding will be either wood or Hardie Artisan smooth lap siding with a 7" reveal and mitered corners, wood trim, and double-hung Simulated True Divided Light (STDL) aluminum clad wood windows in a 6/1 pattern. (Note: Ply-gem windows are not approved for use).

The project also includes the addition of a center dormer on the front elevation to match the existing dormers. All aluminum siding and trim will be removed from the dormers and gable ends and the original wood siding/trim will be repaired.

Other changes include updates to the front porch, including 8' x 8' wood columns, new wider brick steps, and brick cheek walls. A new wood front door will also be installed.

No trees will be impacted by this project. Post-construction, rear yard impermeable coverage will be 43%. See attached plans.

November 2019: The dilapidated front door will be replaced with a new wood front door to match existing.

The project was approved by the HDC March 13, 2019.

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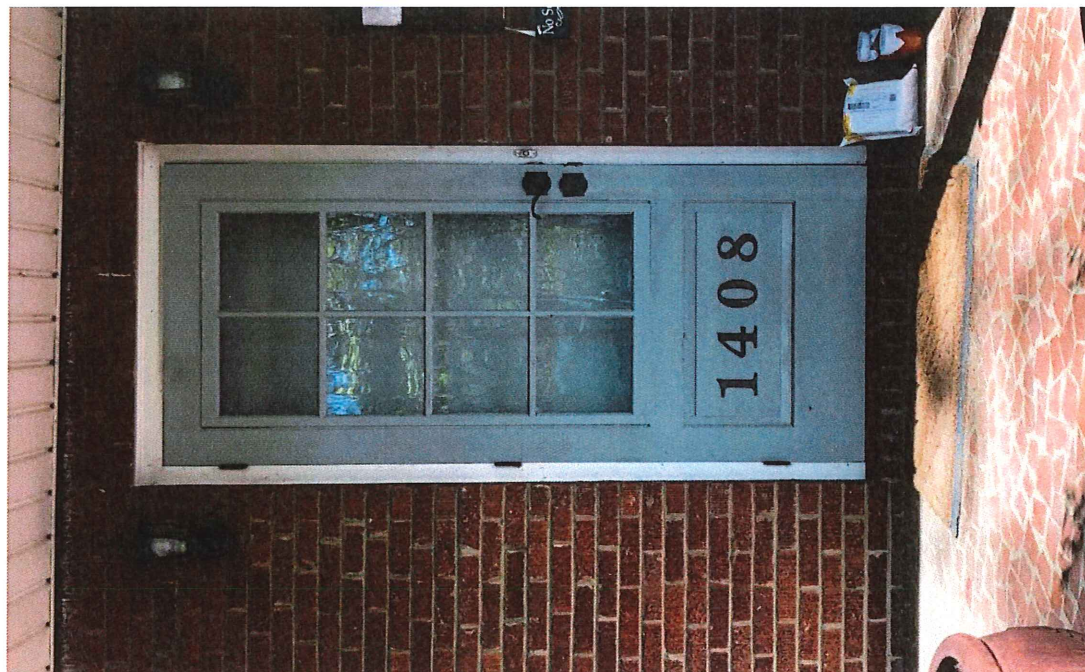
Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

- 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



Proposed Front Door

Existing Front Door – Storm door with solid slab door



HDCKMA-2019-20081