



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00351

DATE: August 30, 2019

ADDRESS OF PROPERTY: 2101 The Plaza

TAX PARCEL NUMBER: 08119116

HISTORIC DISTRICT: Plaza Midwood

OWNER(S): Cass and Brian Bradley

APPLICANT: David Wales,
Studio 704 Architecture

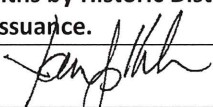
DETAILS OF APPROVED PROJECT: Addition. The existing rear wood deck will be replaced with a new, larger deck. The proposed deck measures 39'-8 1/2" x 16' and includes a wood trellis feature on the left side that will tie onto house beneath roof eave. No modifications will be made the house trim, or roof, to accommodate the trellis. The double-hung window on the left under the trellis will remain. Three new sets of French doors will be added to the rear elevation. Door material is aluminum clad with Simulated True Divided Lights (STD L) and glass will be clear. There are no impacts to mature trees. See attached plans.

The project was approved by the HDC August 14, 2019.

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.

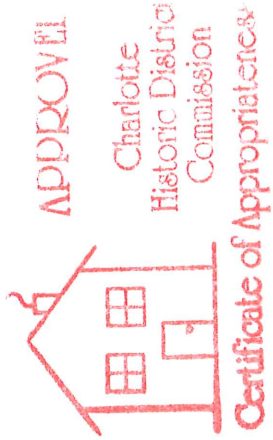

James Haden, Chairman

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT


Staff

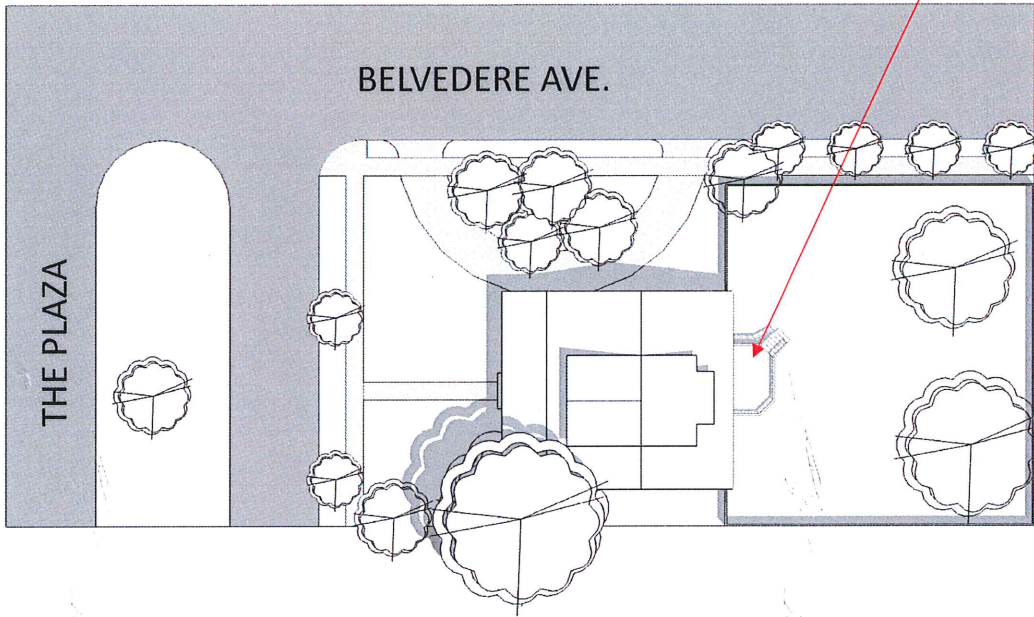
www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

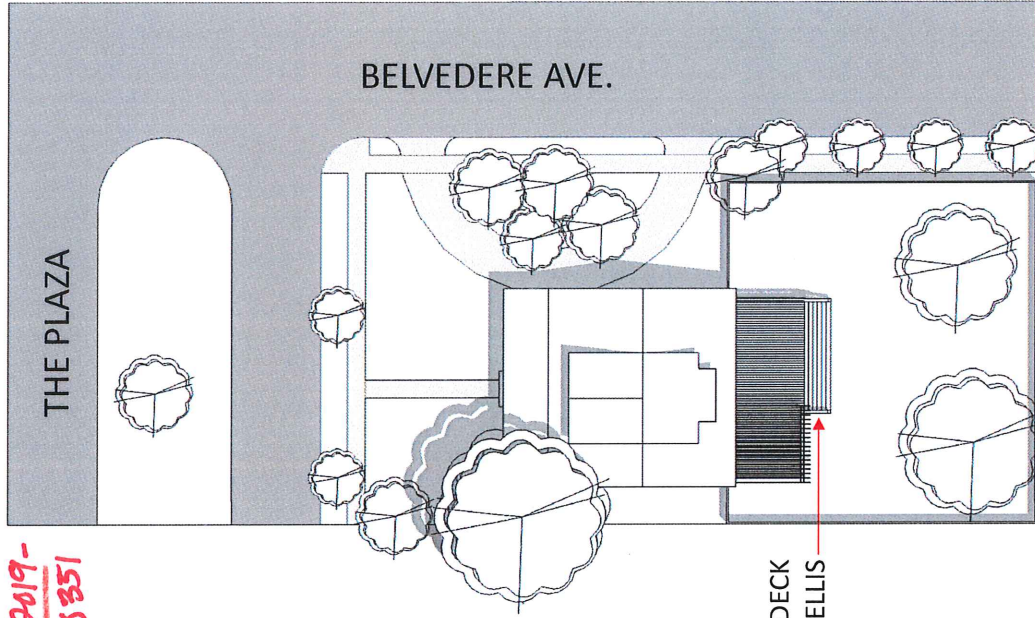


#HDCRMS-2019-06351

EXISTING SITE PLAN

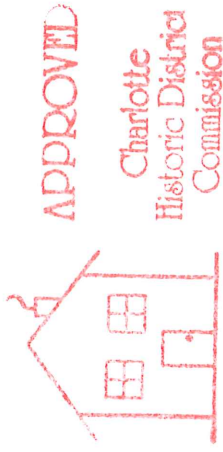


PROPOSED SITE PLAN



NEW STAINED WOOD DECK
WITH TRELLIS

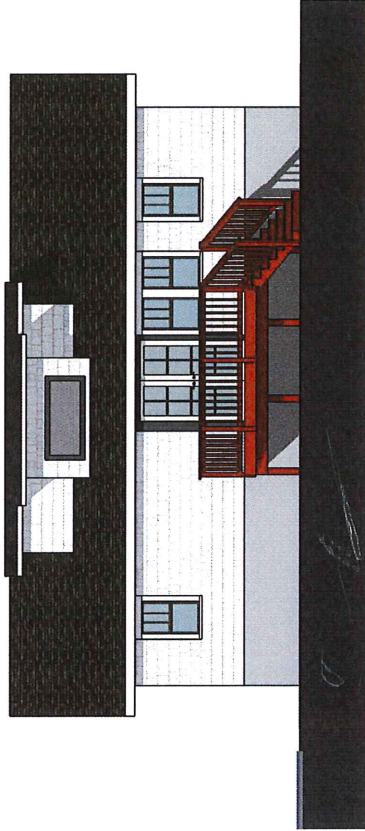
EXISTING DECK TO BE
DEMOLISHED



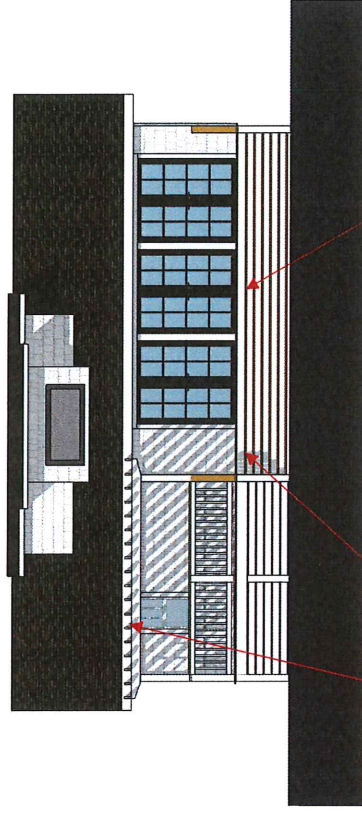
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EXISTING



NEW WOOD TRELLIS,
PAINTED WHITE

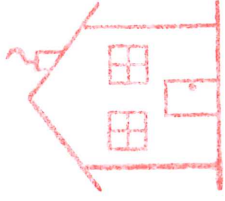
NEW WOOD DECK AND
RAILINGS, PAINTED WHITE

WINDSOR PINNACLE
ALUMINUM CLAD PATIO
DOOR X 3

PROPOSED

REAR ELEVATION

2101 THE PLAZA

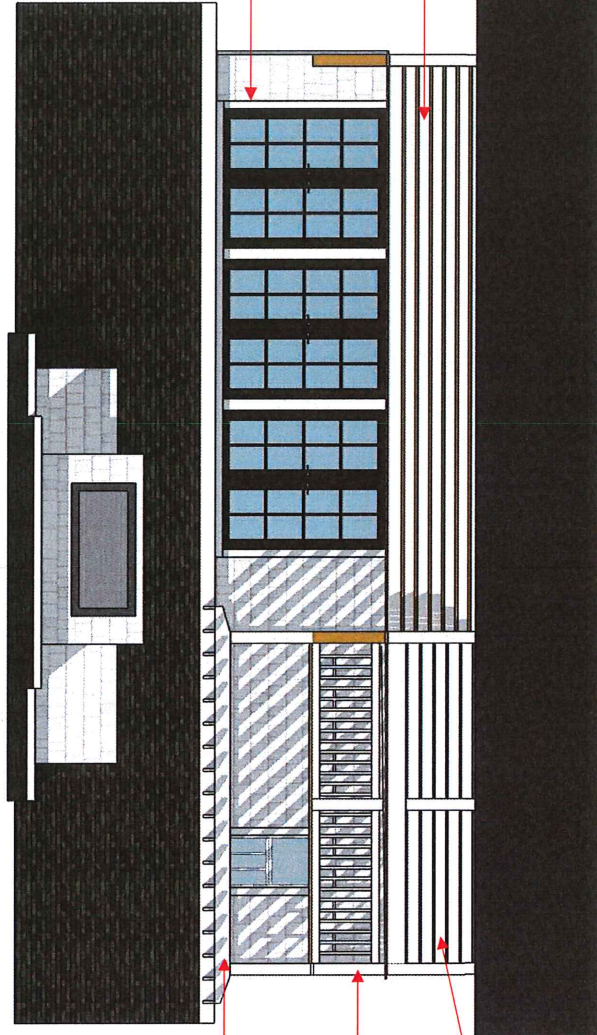


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TRUSS MATERIALS:

- (2) 2x10 TREATED SUPPORT BEAM
- 2X6 TREATED WOOD JOISTS @ 12" O.C.
- 6X6 TREATED WOOD POSTS

RAILING MATERIALS:

- 5/4 X 6 TREATED WOOD CAP RAIL
- (2) 2X4 TREATED WOOD HORIZONTAL RAILS
- 2X2 TREATED WOOD SPINDLES @ 5" O.C.

5/4 X 6 TREATED WOOD
HORIZONTAL BOARDS TO
ENCLOSE BELOW DECK

1X6 PAINTED WOOD HEAD
TRIM BOARD
1X4 PAINTED WOOD JAMB
TRIM BOARD

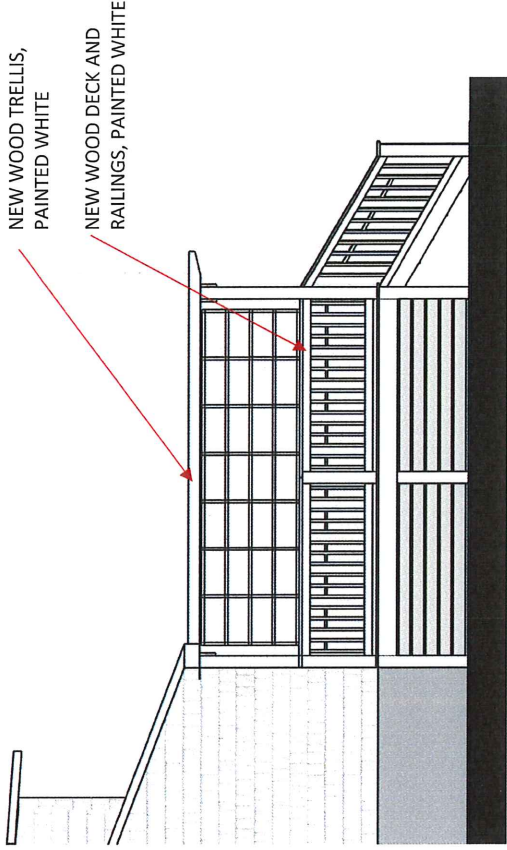
DECKING AND STAIR TREADS
AND RISERS: 5/4 X 6 TREATED
WOOD DECK BOARDS

REAR ELEVATION

2101 THE PLAZA



EXISTING



NEW WOOD TRELLIS,
PAINTED WHITE

NEW WOOD DECK AND
RAILINGS, PAINTED WHITE

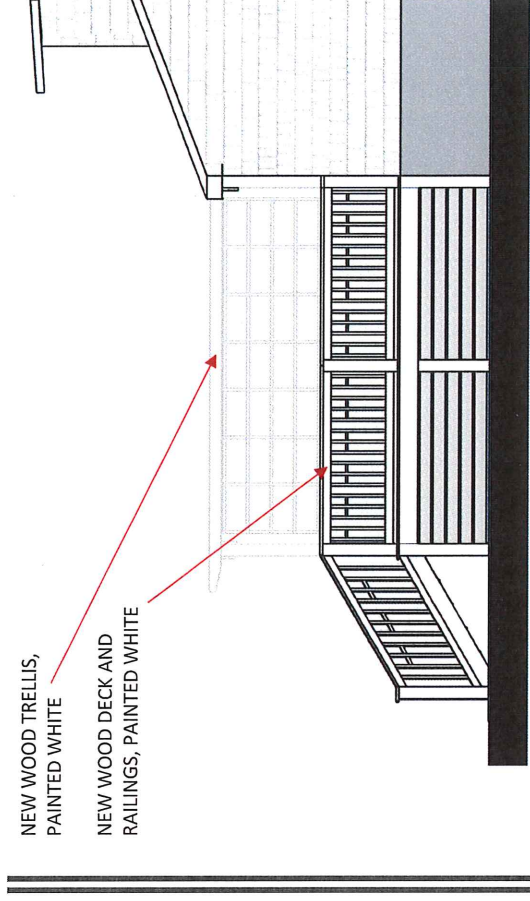
PROPOSED

LEFT ELEVATION

2101 THE PLAZA



EXISTING



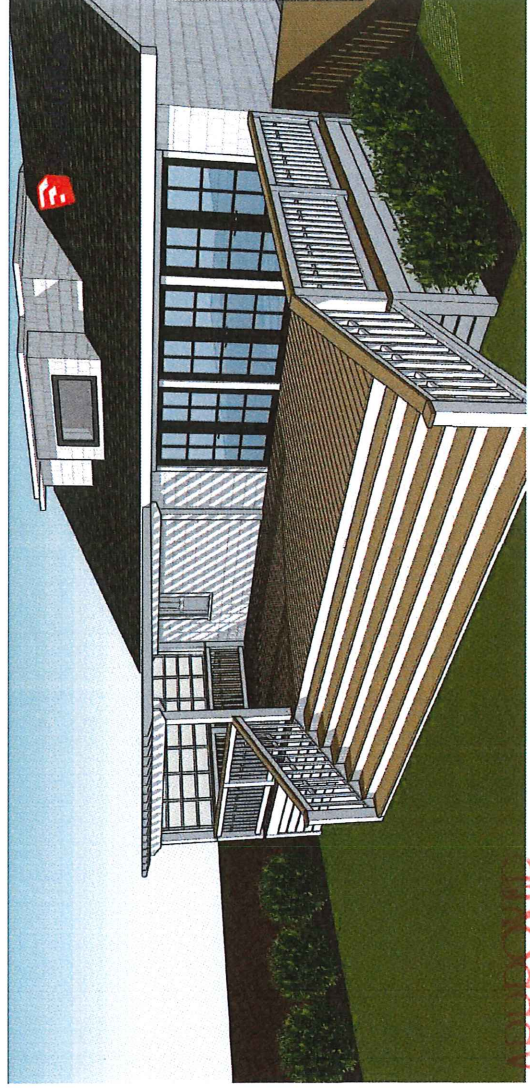
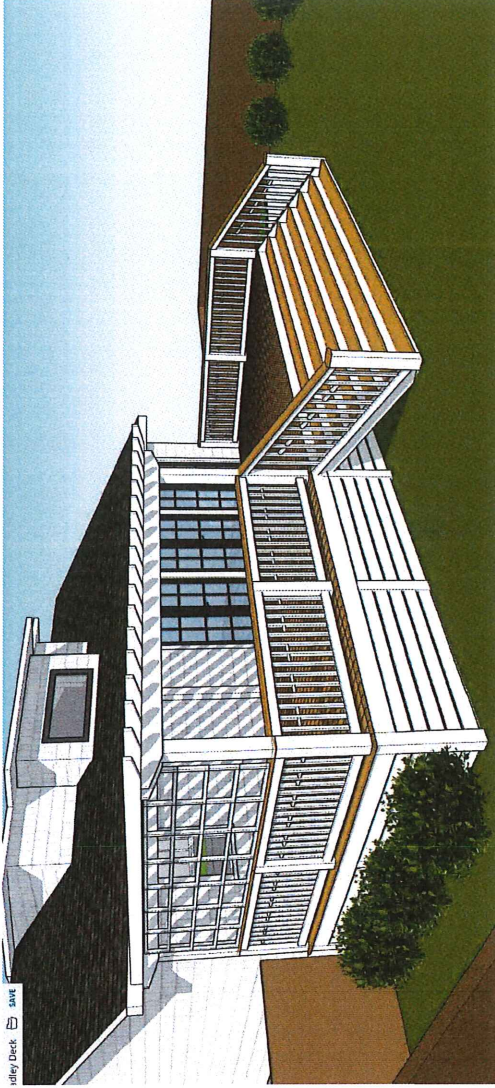
PROPOSED

RIGHT ELEVATION

2101 THE PLAZA

AXON VIEW

2101 THE PLAZA



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14' 9 1/2"

24' 11"

39' 8 1/2"

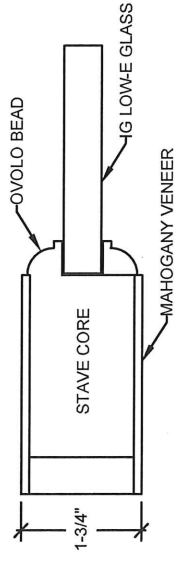
16'

6'

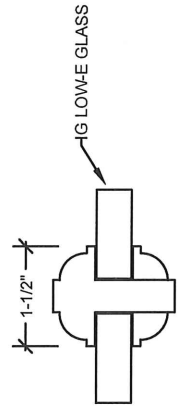


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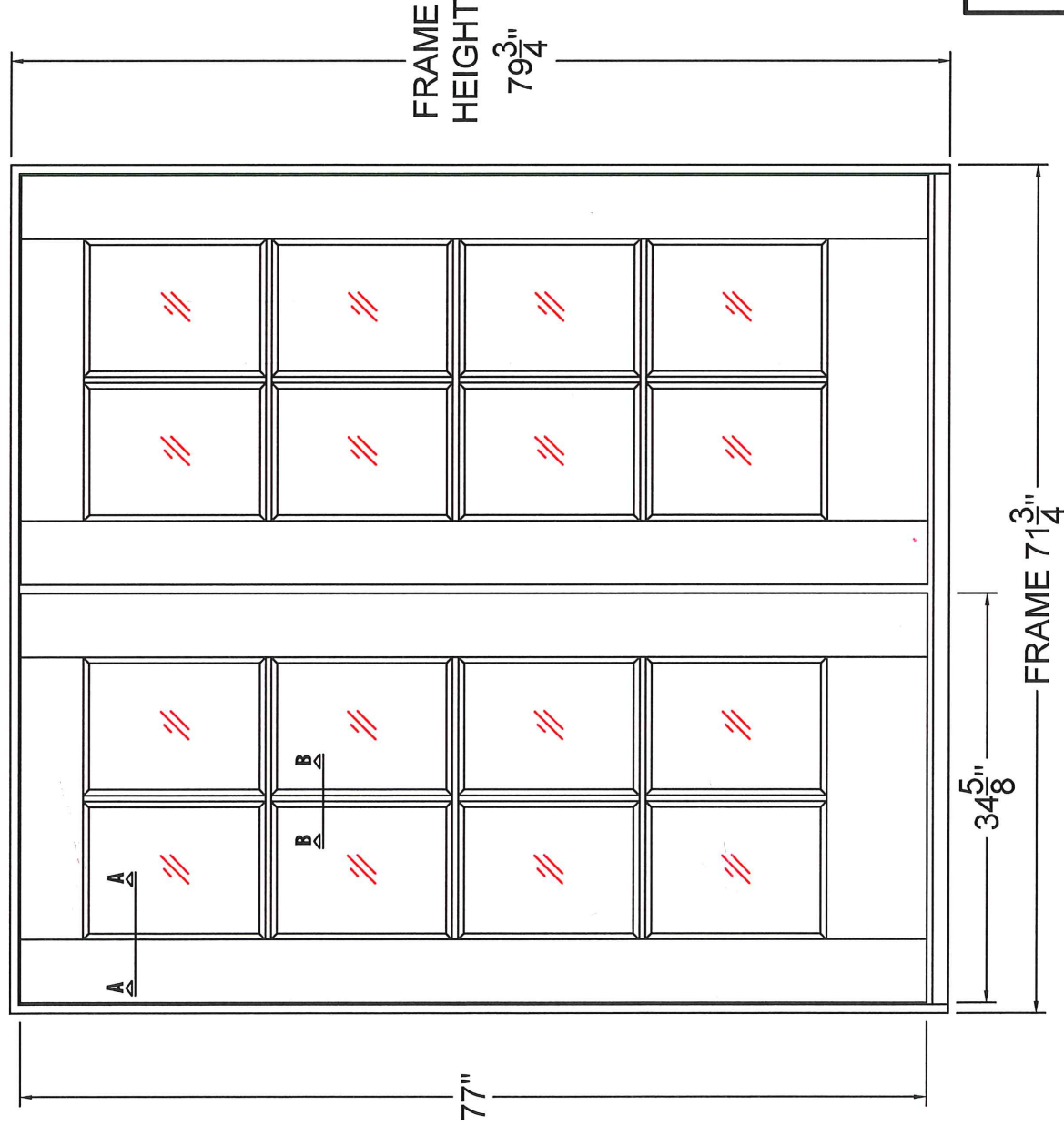
A NOT TO SCALE



B NOT TO SCALE



GLASS TYPE
CLEAR BEVEL IG or FLEMISH IG



*RO: 72-3/4" X 80-1/2"

www.southwooddoors.com		
PO # : N/A	BFS - HARRIS.	
ORDER # : N/A		
SALES PERSON : MATT		
DRAWN BY : JUSTIN		
DATE : 8/15/19	FULL VIEW 8LT TDL SQ TOP	SIGNATURE FOR APPROVAL :
SOUTHWOOD DOORS ARTIFICIAL WOOD - EMBELLISH		