



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-117

DATE: July 18, 2016

ADDRESS OF PROPERTY: 2219 The Plaza

TAX PARCEL NUMBER: 08119146

HISTORIC DISTRICT: Plaza Midwood

OWNER(S): Brian and Jamison Williams

DETAILS OF APPROVED PROJECT: The project is an upper level addition. New siding material is wood with roof trim details to match existing. New windows will match existing windows in design and material. The rear porch will be removed and replaced with a new porch.

The project was approved by the HDC July 13, 2016.

- 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.

Chairman

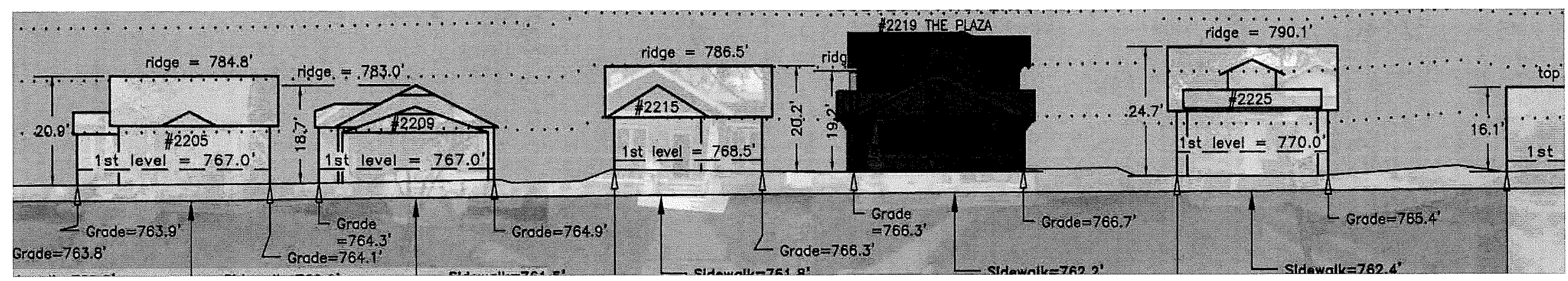
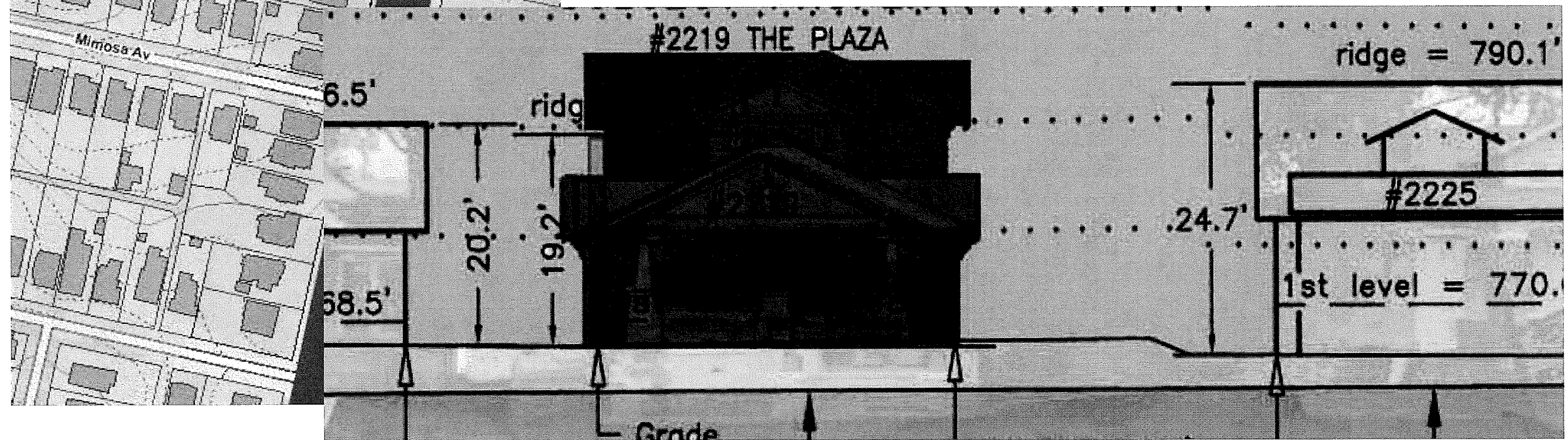
Staff

AREA PLAN | CONTEXT

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NEW HIGHEST RIDGE @ 792.5'; FOREMOST RIDGE @ 790.6'



STREET ELEVATION OF RELATIVE BUILDING HEIGHT

ARCH | BLDG ADDT'N

EXISTING CONDITIONS & CHARACTERISTICS

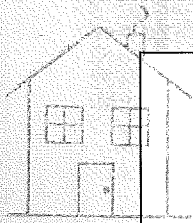


- REMOVE BACK PORCH THAT DOES NOT FIT STYLE OF THE ORIGINAL ARCHITECTURE
- UTILIZE THE EXISTING ARCHITECTURAL LANGUAGE TO INFORM DETAILING DECISIONS AT THE NEW ADDITION AND NEW BACK PORCH
- MATCH ALL NEW WINDOWS TO SIZE AND STYLE OF EXISTING, WOOD SDL WINDOWS.
- MATCH BOARD AND BATTEN STYLE FOUND IN THE FRONT EAVE FOR 2ND STORY ADDITIONS
- MATCH ALL 24" DEEP EAVES

MAINTAIN ARCHITECTURAL LANGUAGE AND STYLE OF EXISTING HOME

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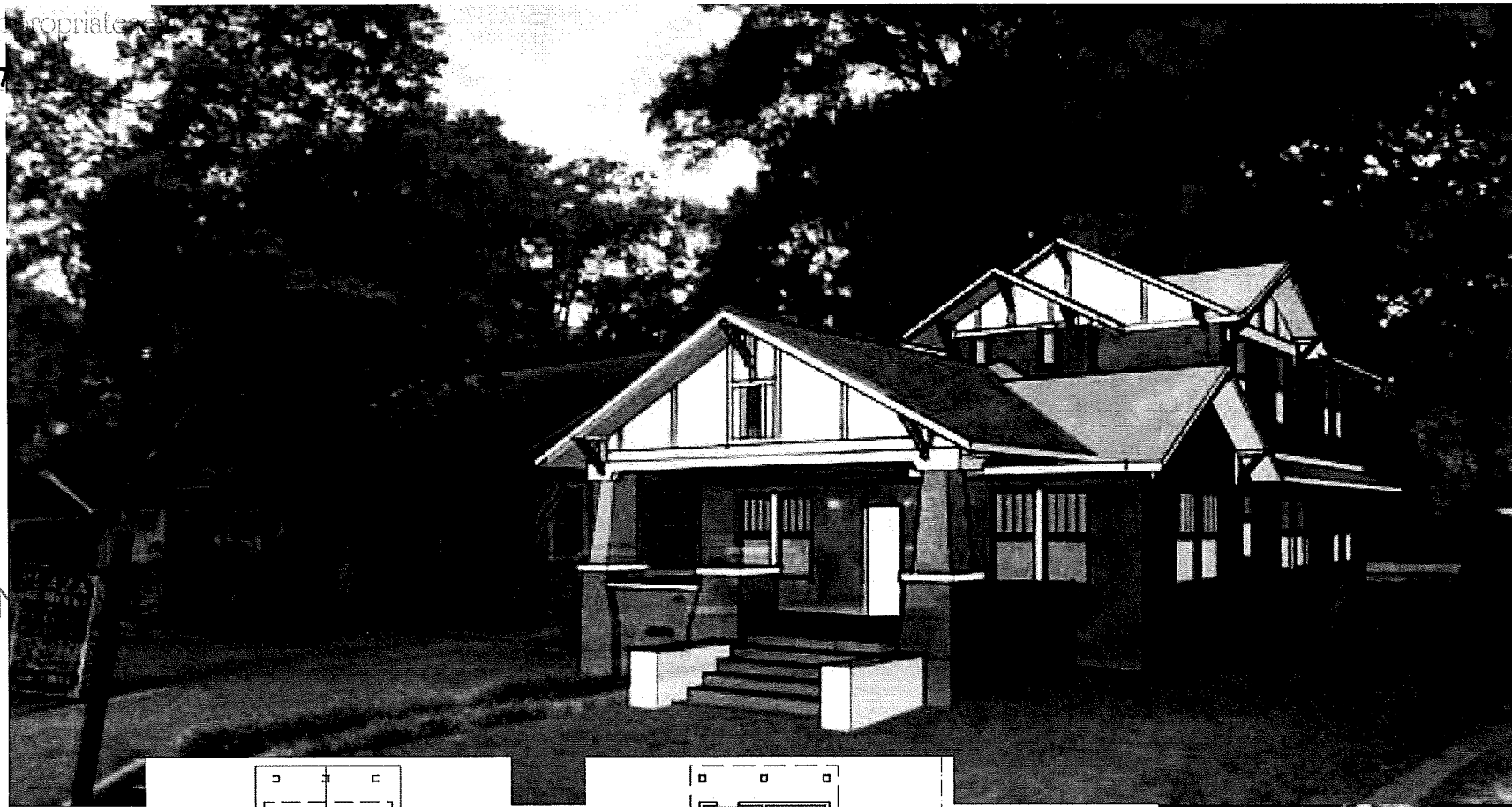
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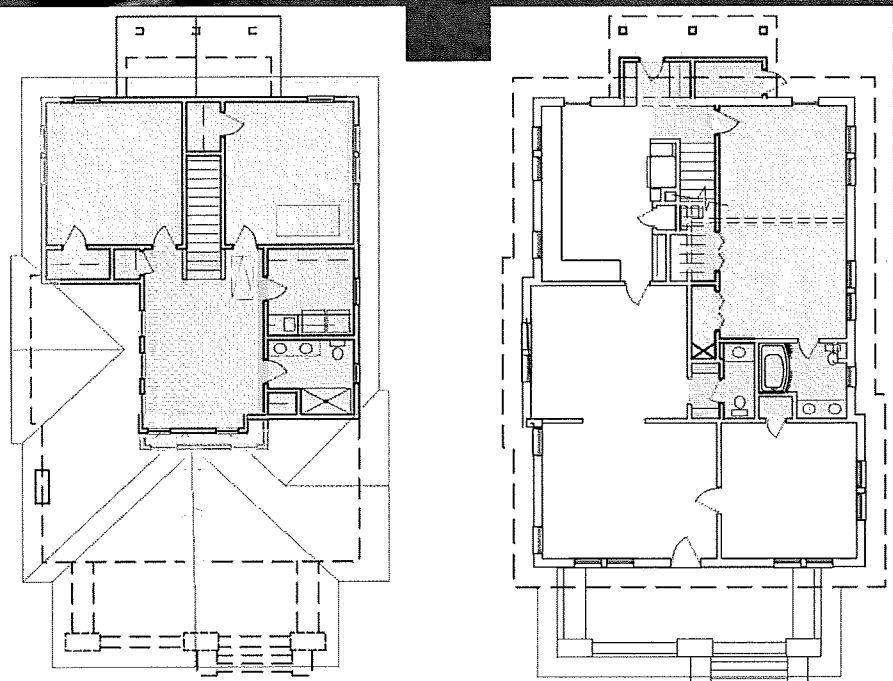
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ARCH | BLDG ADDT'N

RENDERED PERSPECTIVE NORTHEAST CORNER



- Design maintains the authenticity of the original architecture by reorganizing the new interior spaces within the parameters of the building's existing envelop and style
- 2ND Floor Addition includes 2 new bedrooms, family space, kid's bath and laundry room
- Combining two smaller bedrooms on first and reorienting the existing bathroom accommodates privacy for the master and new powder room for guests
- New back porch conversion to heated square footage provides home with primary entry space before entering kitchen as well as additional exterior closed storage



NEW PLANS WITH REDUCTIONS IN 2ND FLR FOOTPRINT

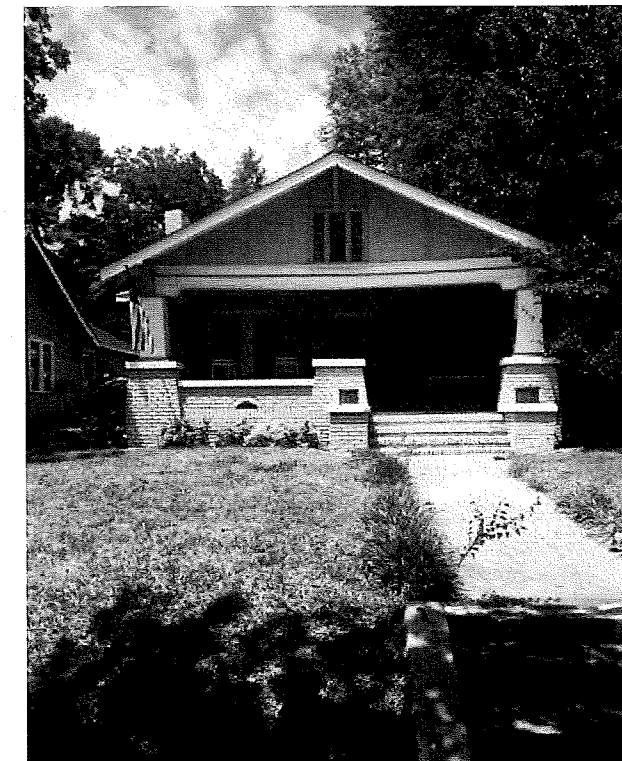


WITH EXISTING VEGETATION SCREENING

GABLE DETAILS TO MATCH EXISTING -TYP.

WINDOWS @ FRONT TO MATCH FRONT

ELEVATIONS VISIABLE APPROACHING PARKWOOD



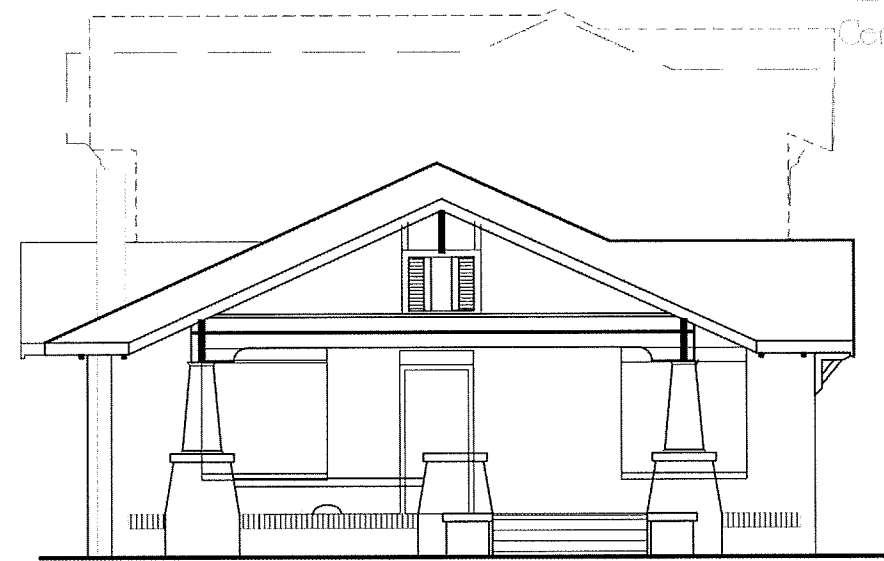
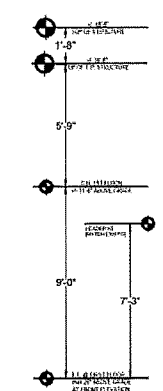
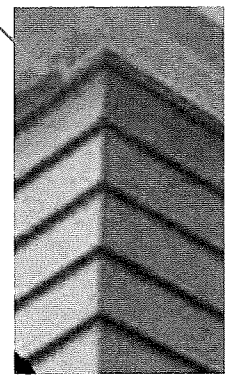
NEW FRONT ELEVATION

ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE BOARDS WITH 6-1/2" REVEAL, ALL CORNERS MITERED, TYP.

EXISTING BRACKETS WILL BE REPEATED IN ALL NEW EAVES

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

NEW SHINGLES ON ENTIRE ROOF



EXISTING FRONT ELEVATION



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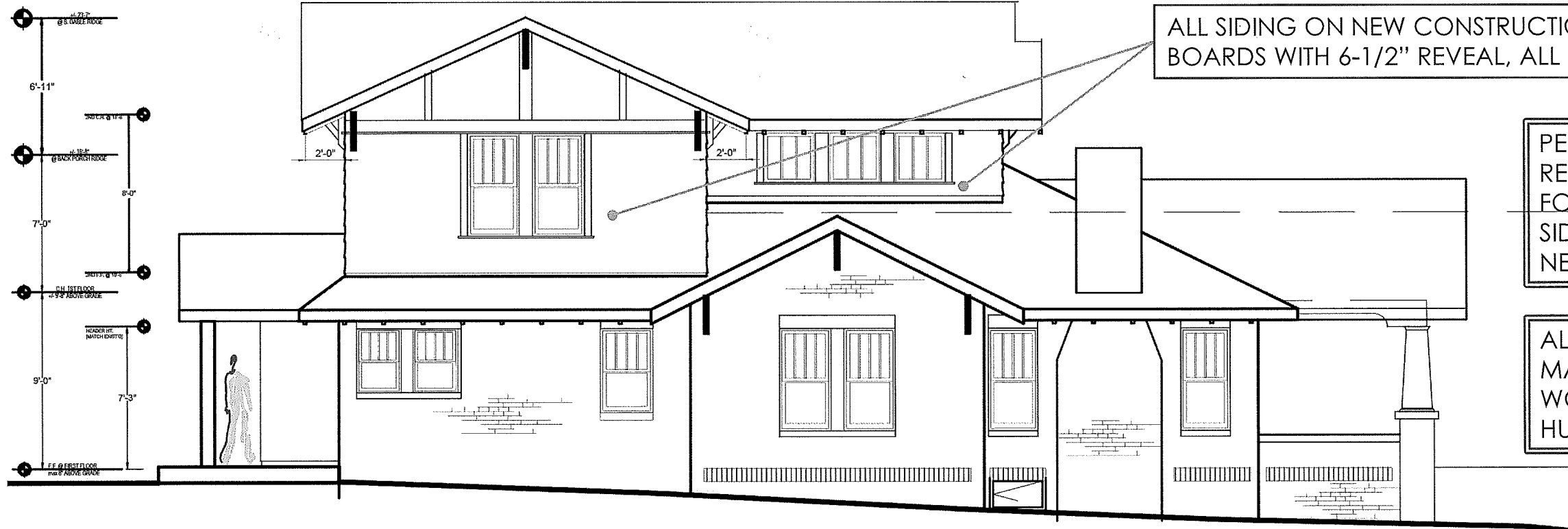
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ARCH | 2ELEVATIONS

ELEVATIONS VISIABLE APPROACHING PARKWOOD

NEW SHINGLES
ON ENTIRE ROOF



ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE BOARDS WITH 6-1/2" REVEAL, ALL CORNERS MITERED, TYP.

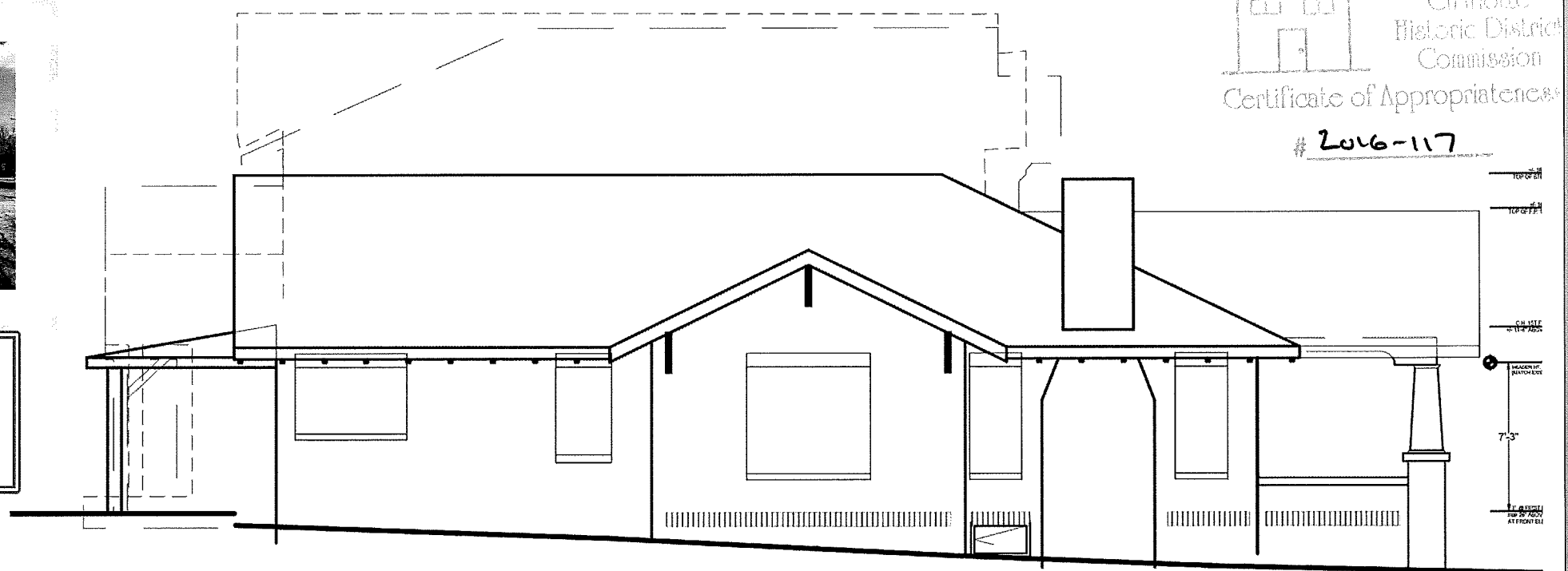
PER JUNE HDC REVIEW:
REDUCED 2ND FLOOR
FOOTPRINT; CHANGED
SIDING DETAILS; REVISED
NEW BACK CANOPY

ALL WINDOWS TO
MATCH EXISTING PLYGEM
WOOD SDL DOUBLE
HUNG, 4 OVER CLEAR

NEW DRIVEWAY SIDE ELEVATION



NEW ADDITION TO BE PAINTED TO
MATCH THE EXISTING BRICK
IF REPAINTED TO BE ONLY ONE FIELD
COLOR (BRICK AND SIDING TO MATCH)



EXISTING DRIVEWAY SIDE ELEVATION

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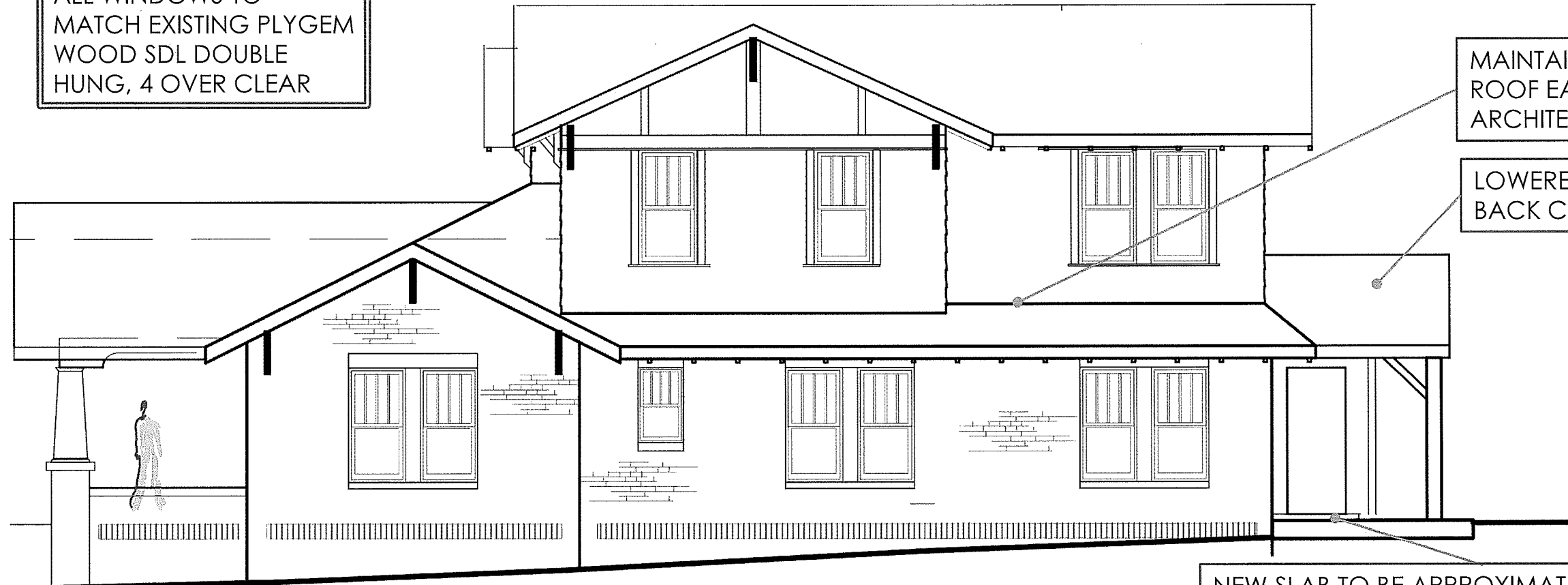
ARCH | 3ELEVATIONS

ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

MAINTAIN EXISTING ROOF EAVES TO PROTECT ARCHITECTURAL SCALE

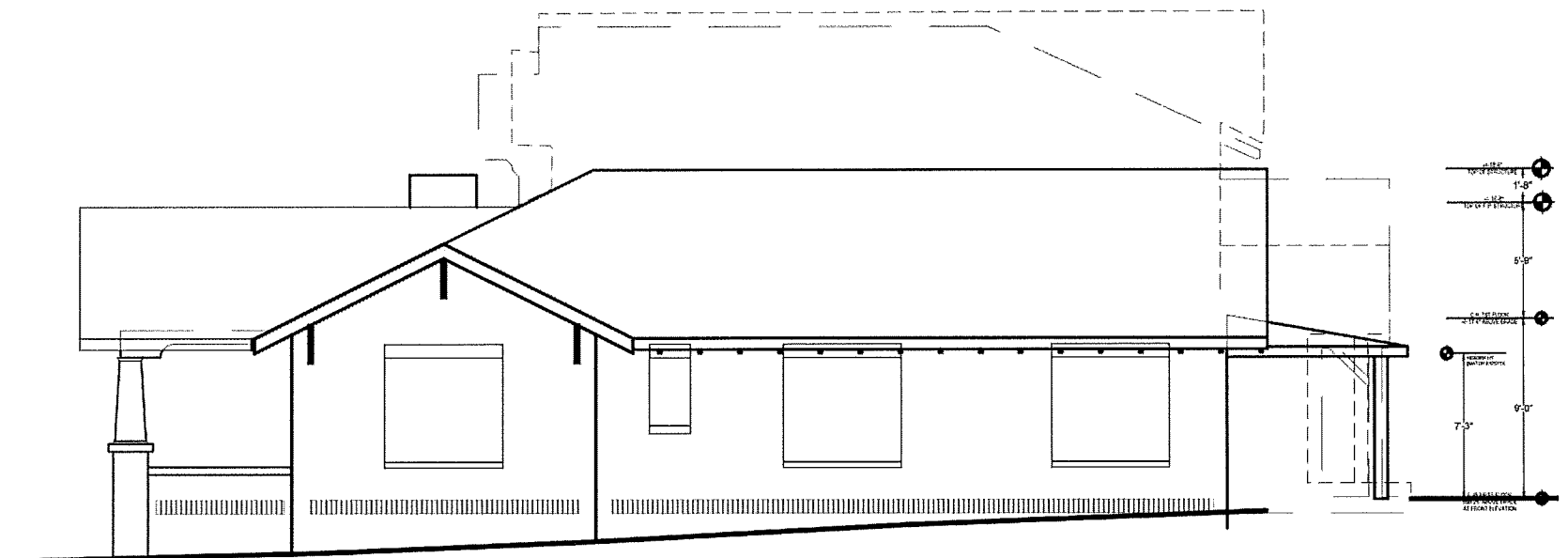
LOWERED PITCH ON NEW BACK COVERED ENTRY



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NEW SLAB TO BE APPROXIMATELY 8'-0" X 14'-0" TO ACCOMMODATE NEW BACK ENTRY PORCH

NEW NORTH ELEVATION



EXISTING NORTH ELEVATION

ARCH | 4ELEVATIONS

ELEVATION WITH NO VISIBILITY @ THE PLAZA

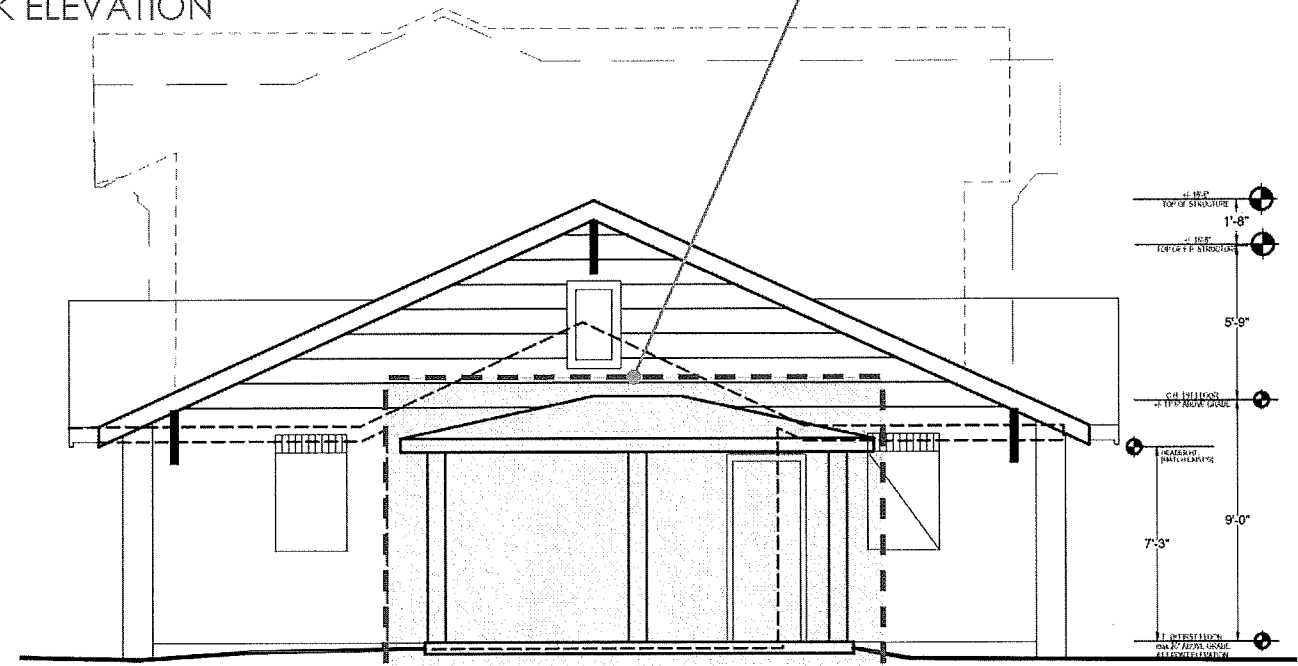
OLD AESBETOS LAP SIDING LOCATED ON THE BACK GABLE TO BE REPLACED WITH NEW PINE BOARDS WITH 6-1/2" LAP TO MATCH NEW CONSTRUCTION DETAILS AT 2ND FLOOR

ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE BOARDS WITH 6-1/2" REVEAL, ALL CORNERS MITERED, TYP.

EXISTING BACK PORCH IS THE ONLY ELEMENT OF EXISTING BUILDING TO BE REMOVED AND REPLACED,



NEW BACK ELEVATION



EXISTING BACK ELEVATION



EXISTING BACK VIEW

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