



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-316

DATE: 20 December 2016

ADDRESS OF PROPERTY: 1420 Pecan Avenue

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08117207

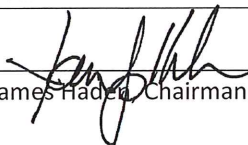
OWNER(S): Jessica Willard

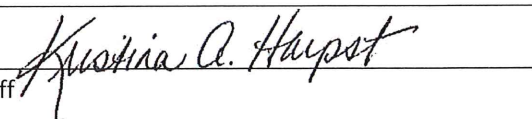
DETAILS OF APPROVED PROJECT: Rear Addition. The project is enclosing an existing screen porch on the rear of the house, see attached exhibit labeled 'Site Plan – December 2016.' No changes will be made to the existing building footprint. All exterior details of the addition will match existing including wood siding and trim, roof details, and wood windows and doors with Simulated True Divided Lights (STDL) molded muntins in a pattern to match existing. See attached exhibits labeled 'Rear Elevation – December 2016', 'Right Elevation – December 2016', and 'Left Elevation – December 2016.'

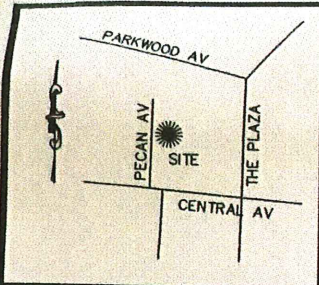
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 39: Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
2. This application is in compliance with the Policy & 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

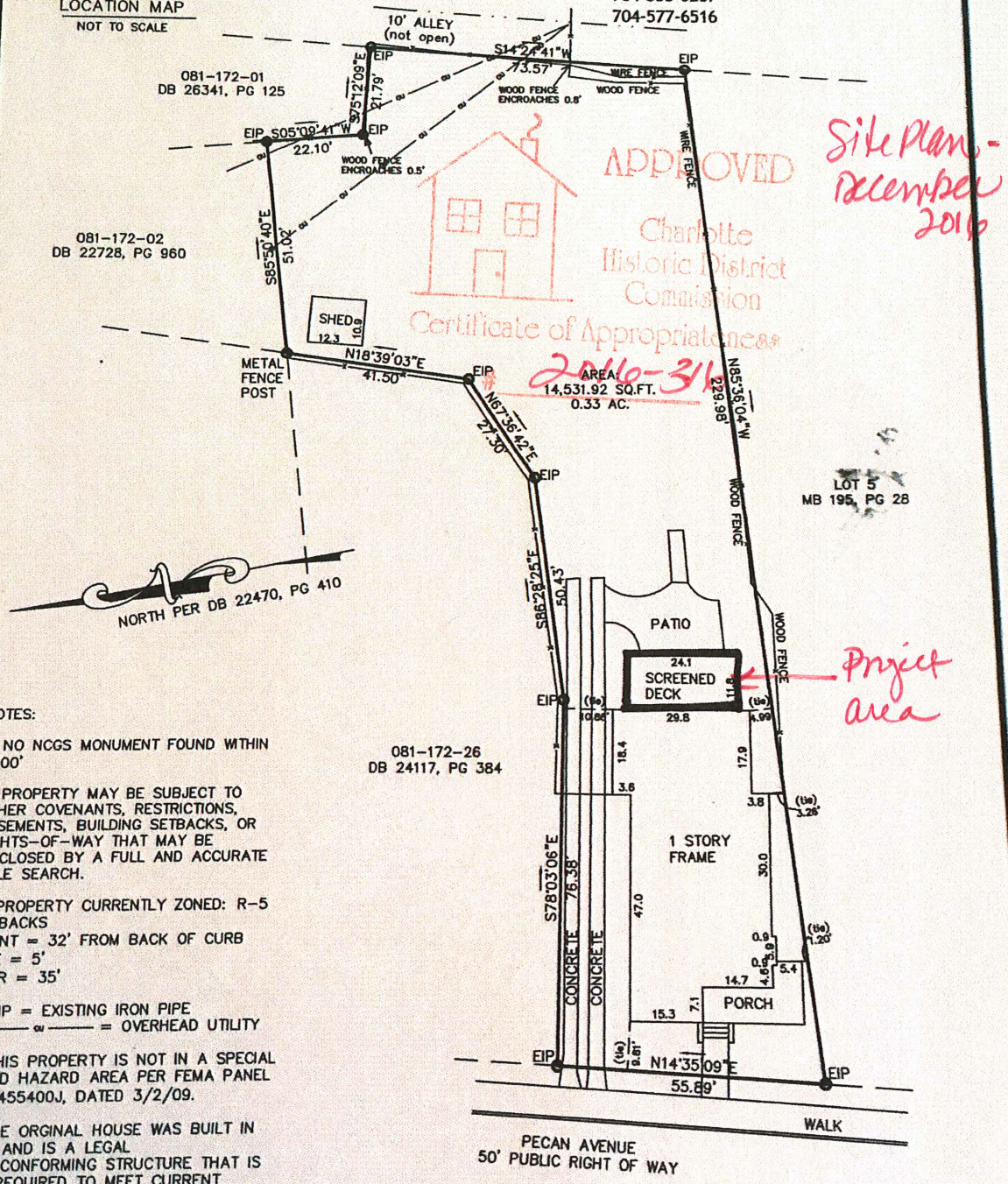

Staff



I certify that this survey was completed under my direct supervision (as recorded in DB 22470, PG 410); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:50265; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
This 28th day of June, 2013.

G. KEMP MILLER, PLS., CFS
7330 E. Lakeside Dr.
Charlotte, NC 28215
704-535-0287
704-577-6516

LOCATION MAP
NOT TO SCALE



NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. PROPERTY CURRENTLY ZONED: R-5 SETBACKS
FRONT = 32' FROM BACK OF CURB
SIDE = 5'
REAR = 35'
4. EIP = EXISTING IRON PIPE
— or — = OVERHEAD UTILITY
5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710455400J, DATED 3/2/09.
6. THE ORIGINAL HOUSE WAS BUILT IN 1929 AND IS A LEGAL NON-CONFORMING STRUCTURE THAT IS NOT REQUIRED TO MEET CURRENT ZONING STANDARDS.

PHYSICAL SURVEY OF
PARTS OF LOTS 6 and 7, BLOCK 27 of
OAKHURST LAND COMPANY PROPERTY

PROPERTY OF LAURENS WILLARD AND JESSICA SPRINGBORN

SCALE: 1"=30'
AS RECORDED IN: DB 22470, PG 410

CHARLOTTE, MECKLENBURG CO., NC

DATE: 6/28/2013
PID# 081-172-07

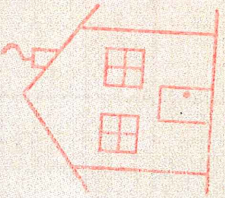
FILE # 00823_WILLARD

1420 PECAN AVENUE

EOC >=1:10,000

Rear Elevation - December 2016

SIDES



APPROVED

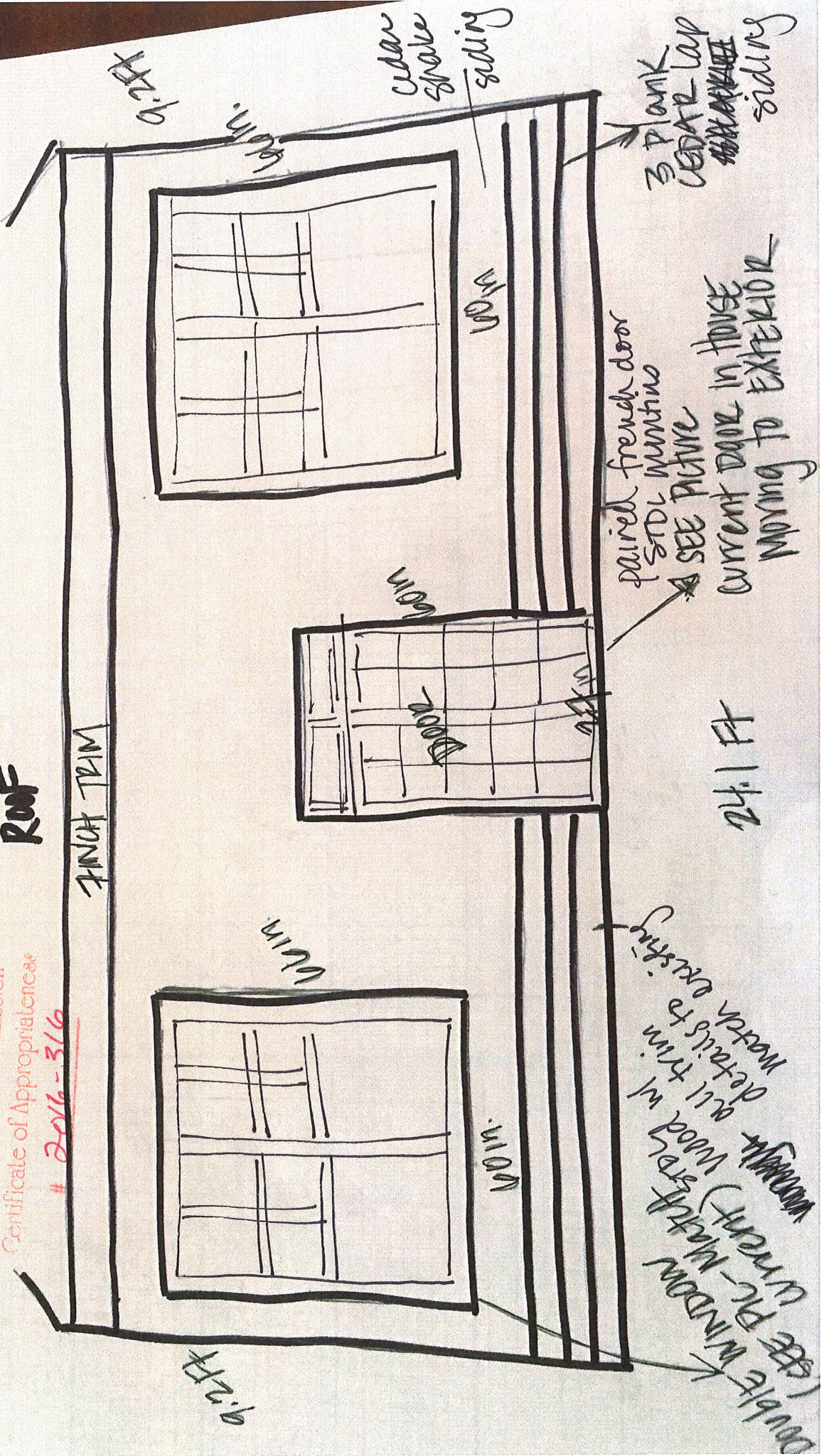
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Commission

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2016-366

ROOF

FINCH TRIM



DOUBLE WINDOW (SEE FRONT) MATCH WOOD WITH ALL TRIM MATCH DETAILS TO MATCH EXISTING

24.1 FT

paired french door
STDL wood
SEE PICTURE
CURRENT DOOR IN HOUSE
MOVING TO EXTERIOR

3 plank
CEDAR LAP
~~SIDING~~
SIDING

cedar
shake
siding

9.2 FT

9.2 FT

10'11"

10'11"

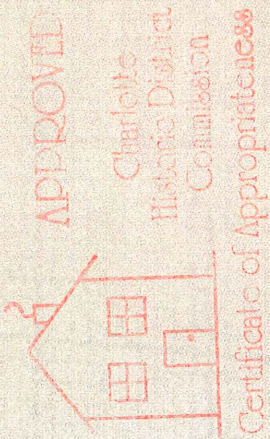
10'11"

10'11"

10'11"

SIDE 1

Left Elevation - December 2016



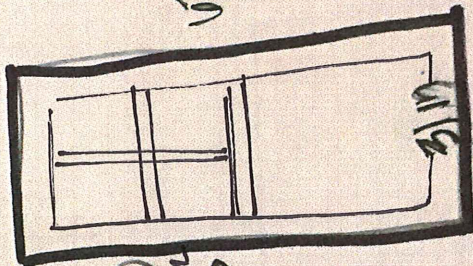
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REST
CEDAR SHAKE
SHINGLE

ROOF

7 INCH TRIM

SINGLE WINDOW
(SEE PICTURE
MATH CURRENT)
~~WOOD~~ WOOD SHINGLES



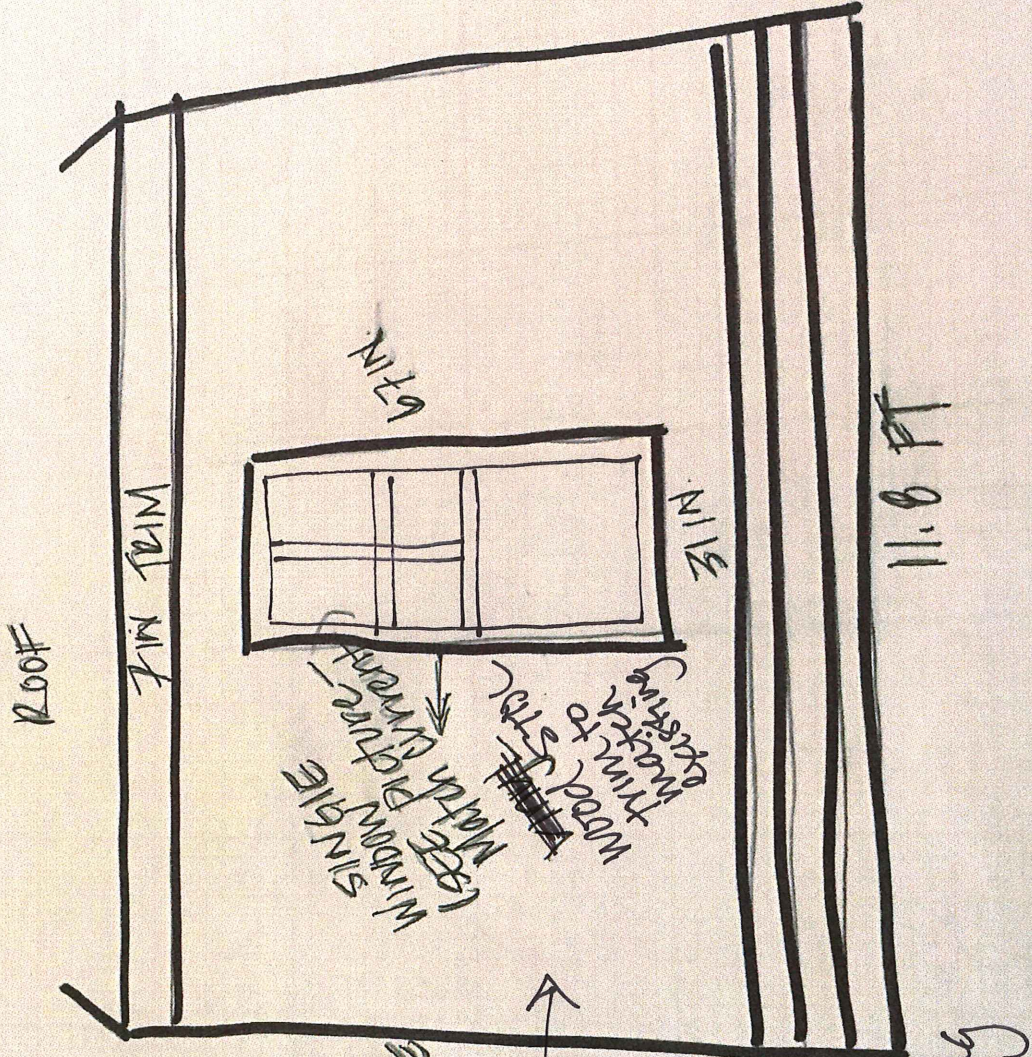
3 PLANK
CEDAR LAP
SHINGLES Siding

11.6 FT.

SIDE 2

Right Elevation - December 2016

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WOOD STYL
 TRIM TO
 MATCH EXISTING
 WINDOW
 (SEE PHOTO)
 MATCH TRIM

3 PLANK
 CEDAR LAP
 SIDING