



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00266

DATE: 6 June 2018

ADDRESS OF PROPERTY: 2317 Charlotte Drive

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12112609

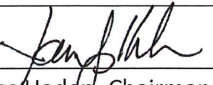
OWNER/APPLICANT: Caroline Baldwin

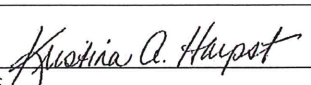
DETAILS OF APPROVED PROJECT: The project is a rear addition. A new sunroom will be added to the rear of the house. The addition footprint measures approximately 30'-6" x 23'-0". The height of the addition, as measured from grade to ridge, is approximately 22'-8" and will tie in below the main ridge of the house. An existing entry stair on the left side will be reconfigured to be a double stair and grill area, which is narrower than the existing stair. All traditional materials will be used including wood, brick to match the main house, and stone. The wood handrail pickets will be centered on the top and bottom rails with an additional piece of wood trim along the top rail. All windows and doors will be wood clad with Simulated True Divided Light (STD L) exterior molded muntins. All trim and details will match the main house. Post-construction the rear yard will be 18% impermeable. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. This application is in compliance with Design Guidelines for Materials (6.15), Additions (7.2), and based on location of proposed work.

- 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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

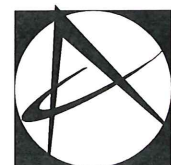
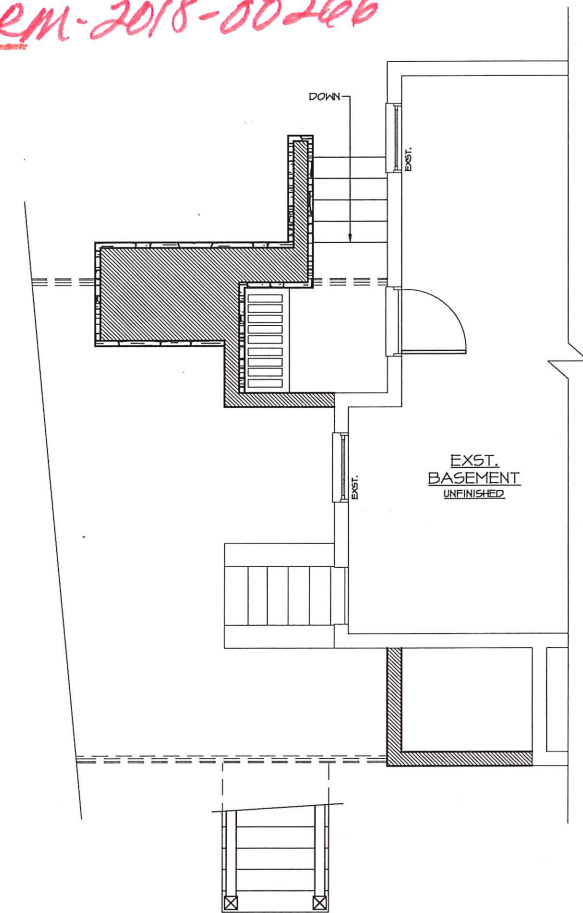
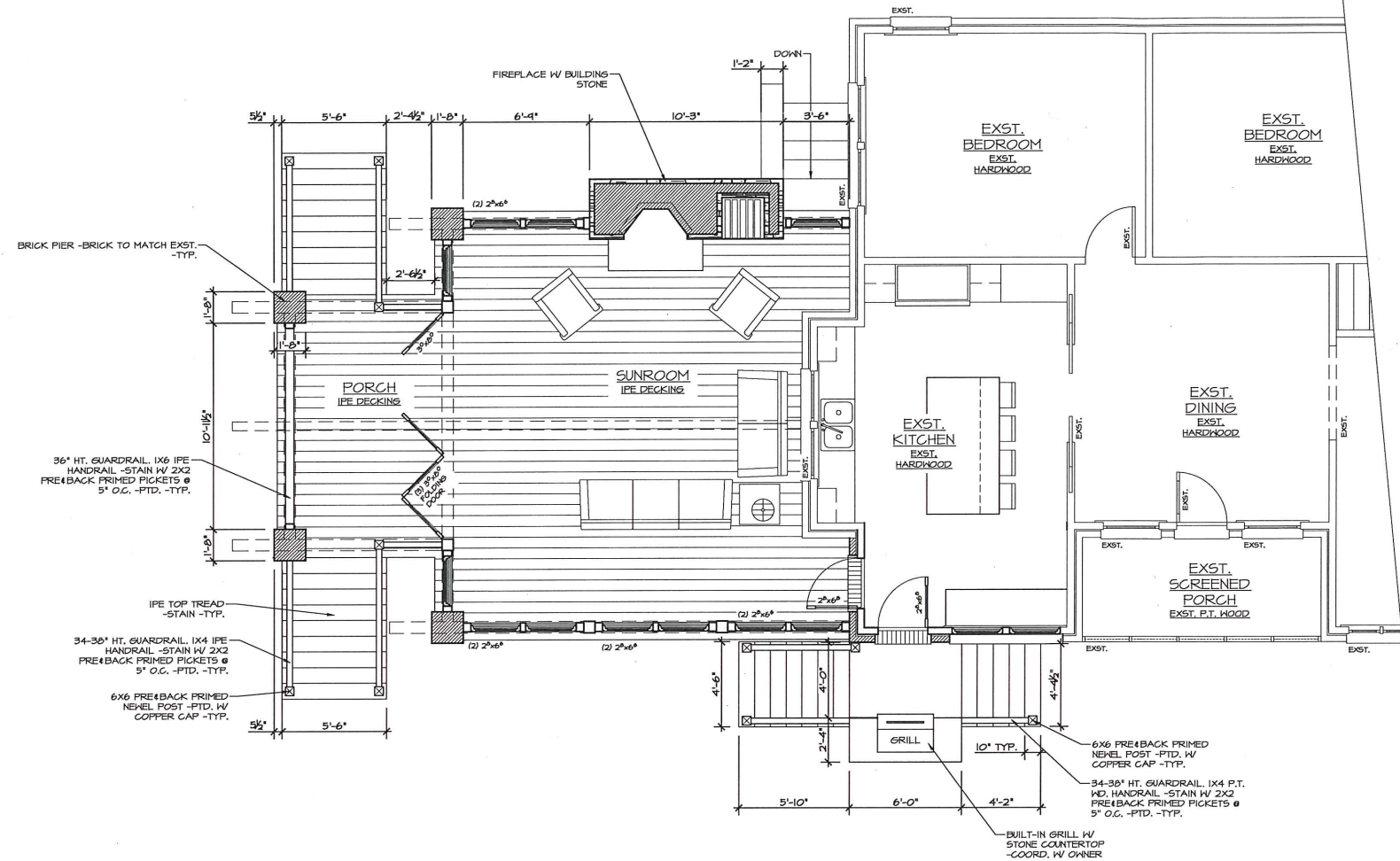


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

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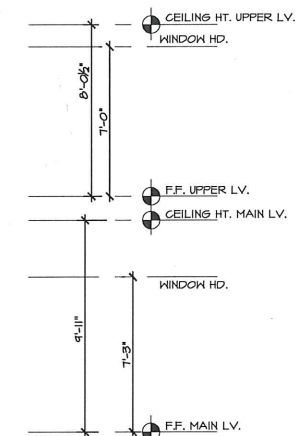
McClure Nicholson Montgomery
ARCHITECTS

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BALDWIN RESIDENCE
2317 CHARLOTTE DRIVE
CHARLOTTE, NC

FLOOR PLAN [SCHEMATICS]
SCALE: 1/4" = 1'-0"

05.07.18

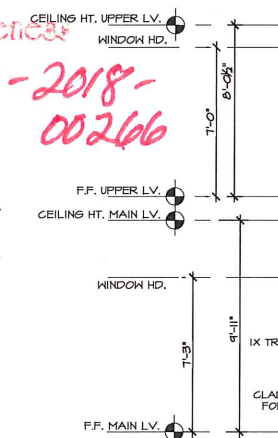


3 LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



HEADMM-2018-00266



2 PARTIAL RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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ELEVATIONS [SCHEMATICS]
SCALE: 1/4" = 1'-0"

05.07.18