



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDC 2015.244

**DATE:** 20 November 2015

**ADDRESS OF PROPERTY:** 915 Magnolia Avenue

**HISTORIC DISTRICT:** Plaza Midwood

**TAX PARCEL NUMBER:** 121.088.04

**OWNER(S):** Dr. Darrell Klotz

**DETAILS OF APPROVED PROJECT:** Rear Addition. Existing rear facing gable will be extended toward the rear. Side facing shed dormers will be added to sides of rear facing gable. Offset addition near rear on left side will have a standing seam metal roof and a gang of three windows. An engaged rear porch is created beneath new upper living space. Materials (including siding, windows, masonry, trim, etc.) and details (including soffit/fascia treatment, overhang, window configuration, brackets, trim, etc.) will match existing.

Applicable ***Policy & Design Guidelines Additions*** page 64

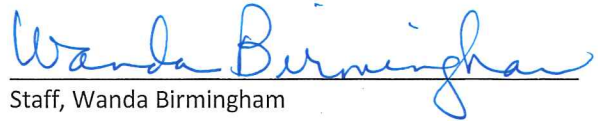
1. The Commission may allow Staff Approval of work in rear yards that will not be substantially visible from a street. This includes fencing, landscaping, driveway, parking pads. Decks, patios, pools, and additions that are neither wider than the present house nor higher than the original roof line.

- 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.**

Handwritten signature of Tom Egan in blue ink.

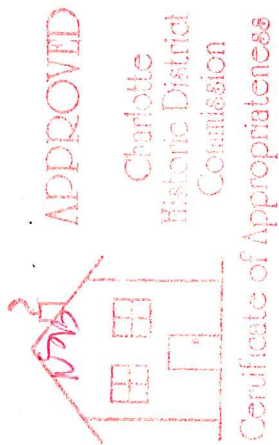
Chairman, Tom Egan

Handwritten signature of Wanda Birmingham in blue ink.

Staff, Wanda Birmingham

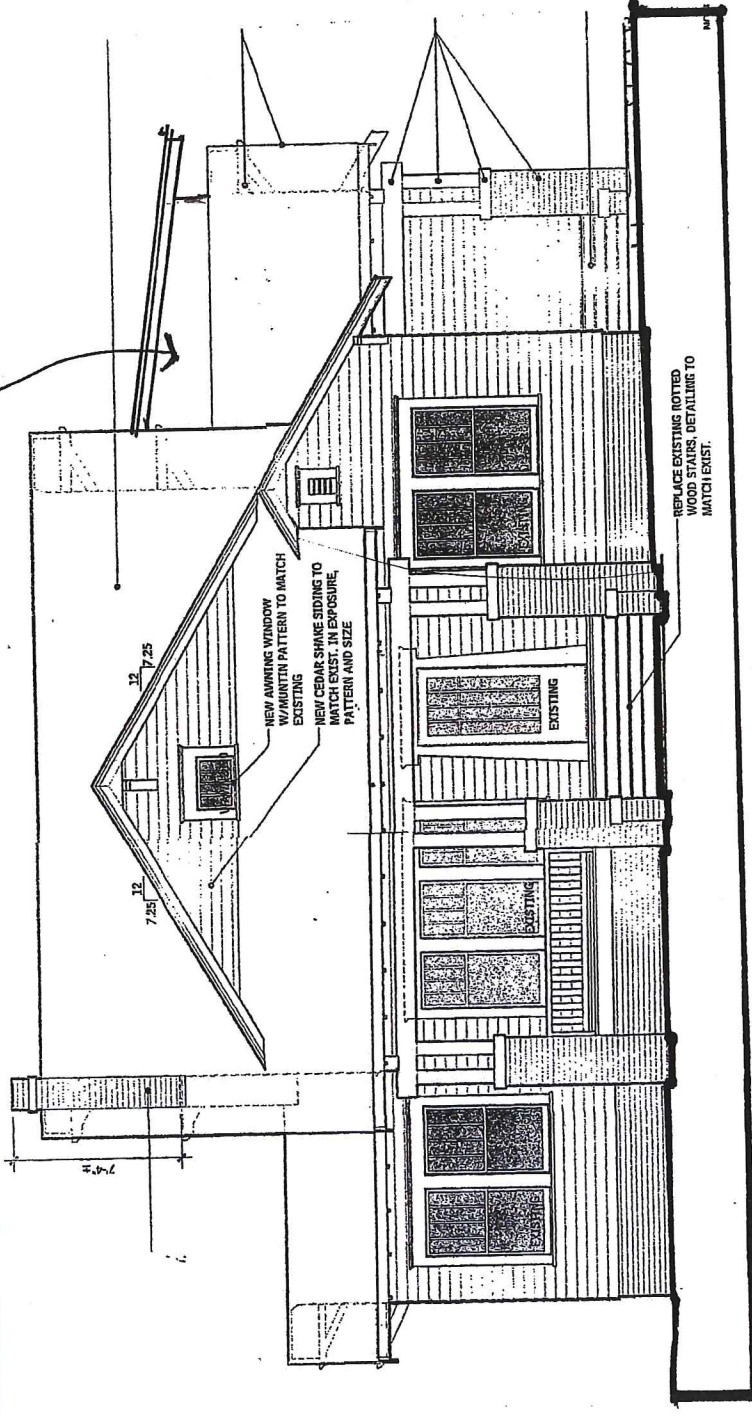
# The Klotz Residence

July 13<sup>th</sup>, 2015



# HPC 2015-244

New shed far more beyond



November 2015

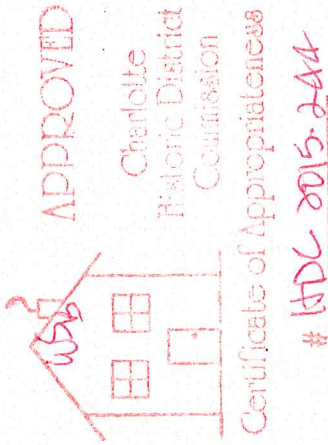
Front Elevation - Scheme 'C'

1/8"=1'-0"

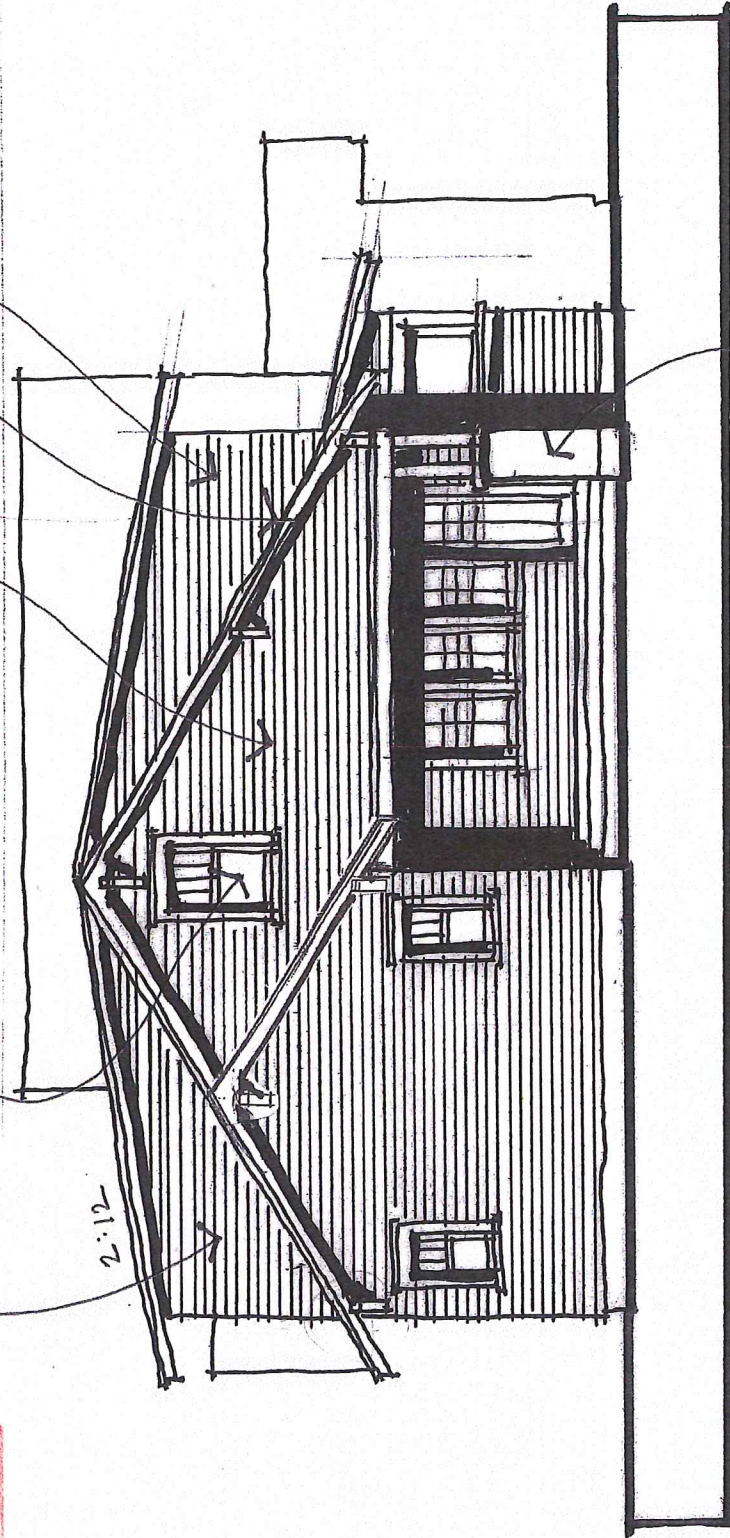


# The Klotz Residence

August 26<sup>th</sup>, 2015



New dormers to match existing  
house - New bedroom & bonus rm.  
Extend existing gable - match  
wood brackets & eave/fascia/soffit.  
New space above porch  
Re-use existing window



Porch detailing to match existing  
house

Rear Elevation - Scheme 'C'

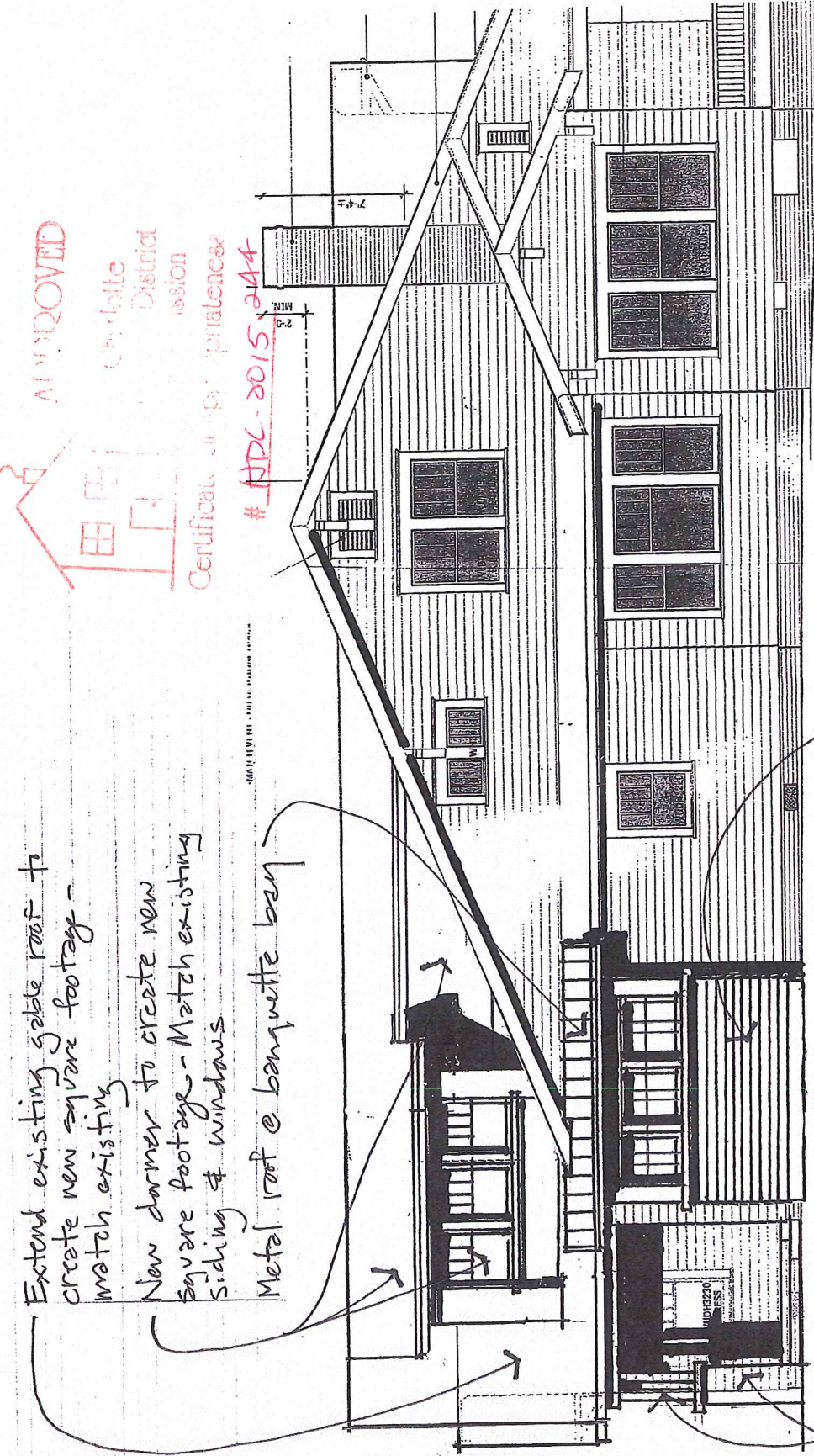
November 2015

1/8"=1'-0"



# The Klotz Residence

August 26<sup>th</sup>, 2015



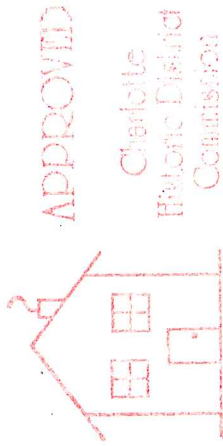
Left Side Elevation - Scheme 'C' November 2015

1/8"=1'-0"



# The Klotz Residence

August 26<sup>th</sup>, 2015



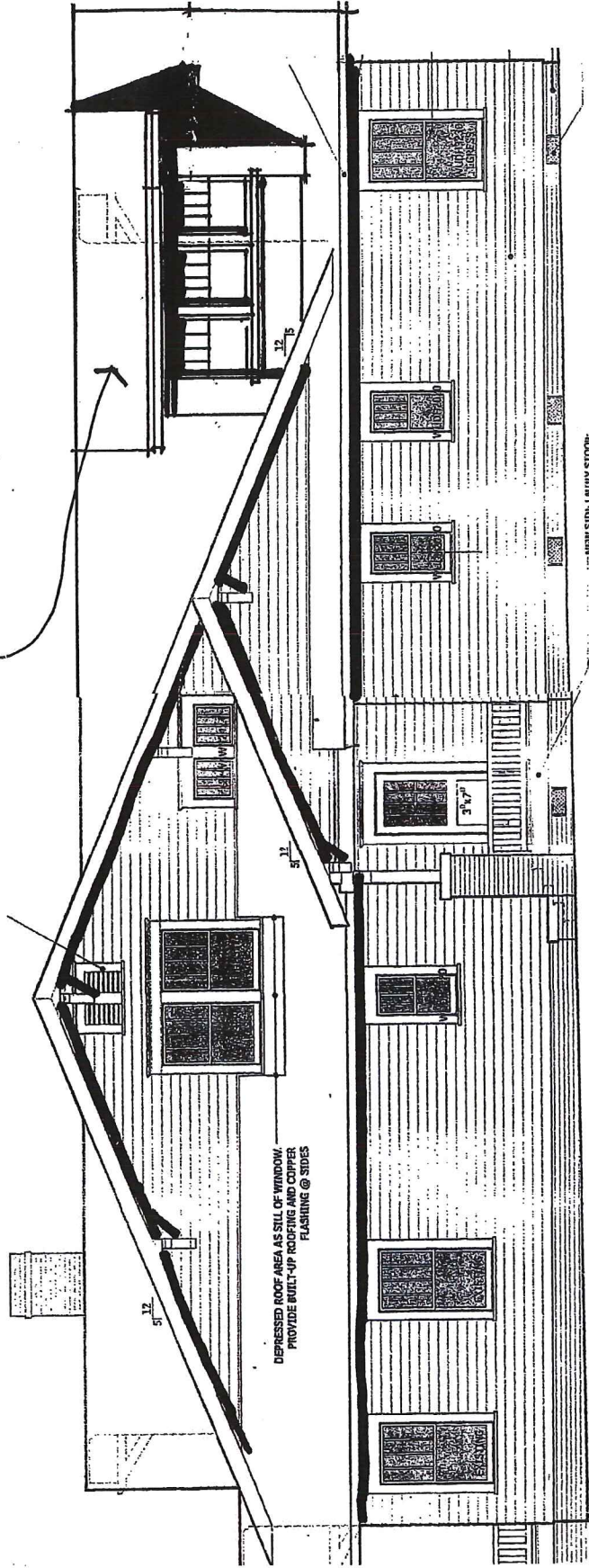
APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# ADC 2015.244

- New shed dormer & barns room



November 2015

Right Side Elevation - Scheme 'C'

1/8"=1'-0"