



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: 2015-274

DATE: 7 December 2015

ADDRESS OF PROPERTY: 2215 The Plaza

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08119145

OWNER(S): Eddie and Jennifer Holland

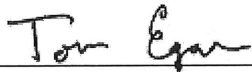
DETAILS OF APPROVED PROJECT: The project is a rear addition and sash-kit replacement windows. The new windows will be double-hung wood with 7/8" Simulated True Divided Light (STD) muntins with putty bars, in a 6/1 pattern to match existing. A window on the left elevation and an entry door on the rear elevation will be removed. The addition will extend the building footprint eight feet to the rear and change the existing hip roof to a rear facing gable roof, see exhibit labeled 'Site Plan – January 2016', 'Rear Elevation – January 2016', 'Right Elevation – January 2016' and 'Left Elevation – January 2016'. Exterior materials will be wood German lap siding with all trim and details (cornerboards, brackets, soffit, fascia, etc.) to match existing. The rear entry door will be covered by either a shed or gable roof supported by proportionally scaled wood brackets in a design to match existing, see exhibit labeled 'Rear Elevation – January 2016'. Existing trim, brackets, and siding will be repaired where possible or replaced to match existing. The project also includes a replacement roof, which does not require approval.

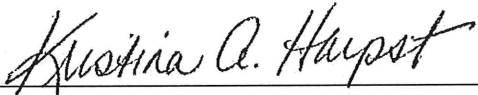
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
 - a. Replacement Windows and Doors (page 23)
 - b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

Continued on next page

- 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.


Chairman


Staff

Site Plan -
January
2016



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2015-214

2215 THE
PLAZA

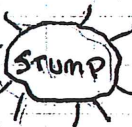
LOT: 50'x150'

□ = 4'

SHARED
GRAVEL
DRIVE

NEIGHBOR'S FENCE

○ UTILITY POLE



BACK YARD ≈ 65' →

HVAC

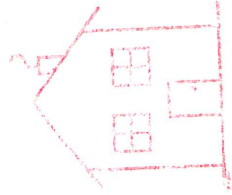
ADDITION

PORCH

LAWN

← FRONT YARD ≈ 40'

CITY SIDEWALK



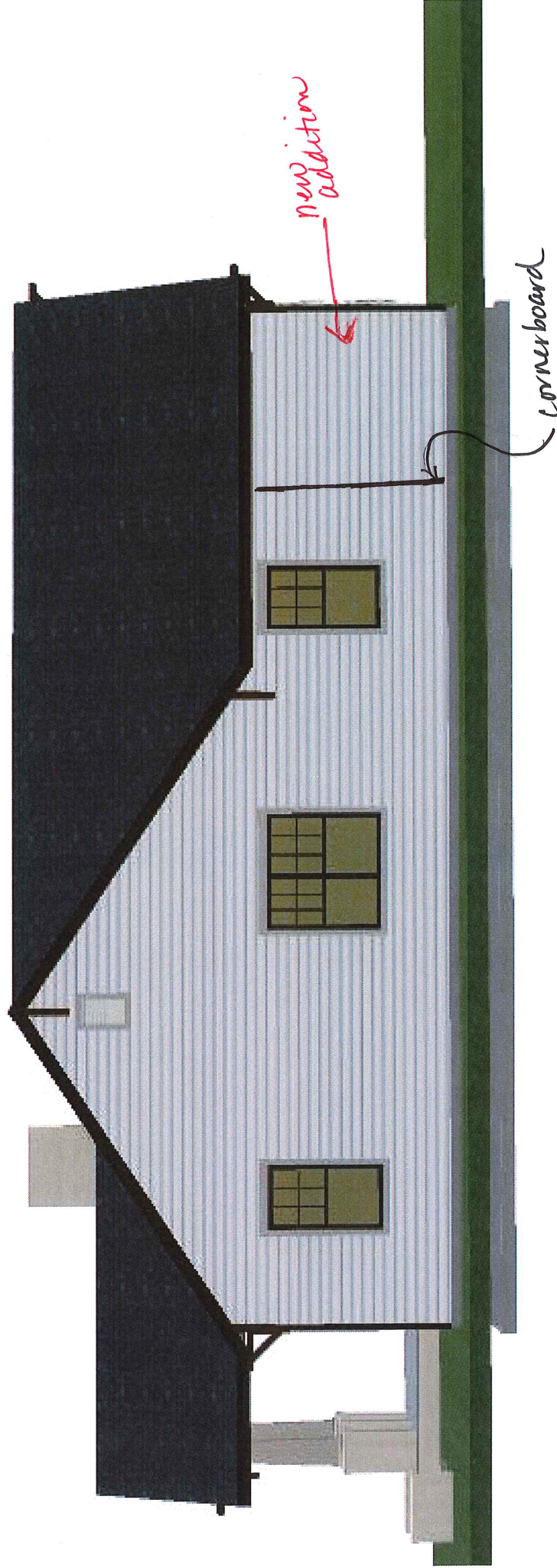
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Certificate of Appropriateness

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Right Elevation - January 2016



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Left Elevation - January 2016





Real Elevation January 2016



*one or two
concrete steps
depending on final
grade*