



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS - Amended

CERTIFICATE NUMBER: 2016-045

DATE: May 25, 2017

ADDRESS OF PROPERTY: 525 Spruce Street

TAX PARCEL NUMBER: 11907139

HISTORIC DISTRICT: Wilmore

OWNER(S): Richard VanDyke

DETAILS OF APPROVED PROJECT: The project is a one story rear addition, rear deck and repair of existing siding. Exterior details of the addition are wood siding, wood or clad windows with trim to match existing and roof details to match existing. The owner has installed muntin bars on the exterior of the windows which resolved the Notice of Violation.

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.

Chairman

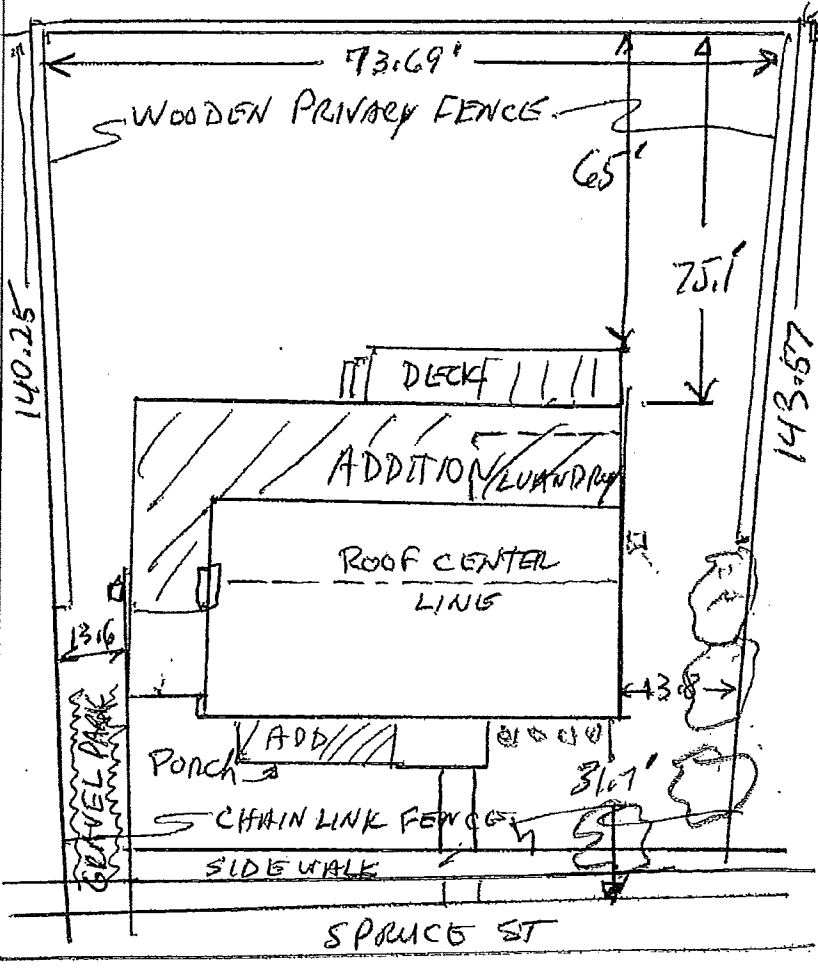
Staff

• COMPLETE THIS APPLICATION ACCURATELY, LEGIBLY AND CORRECT ERRORS ON ALL PAGES NEATLY. THIS IS A LEGAL DOCUMENT.

• SHADED AREAS FOR DEPARTMENT USE ONLY.

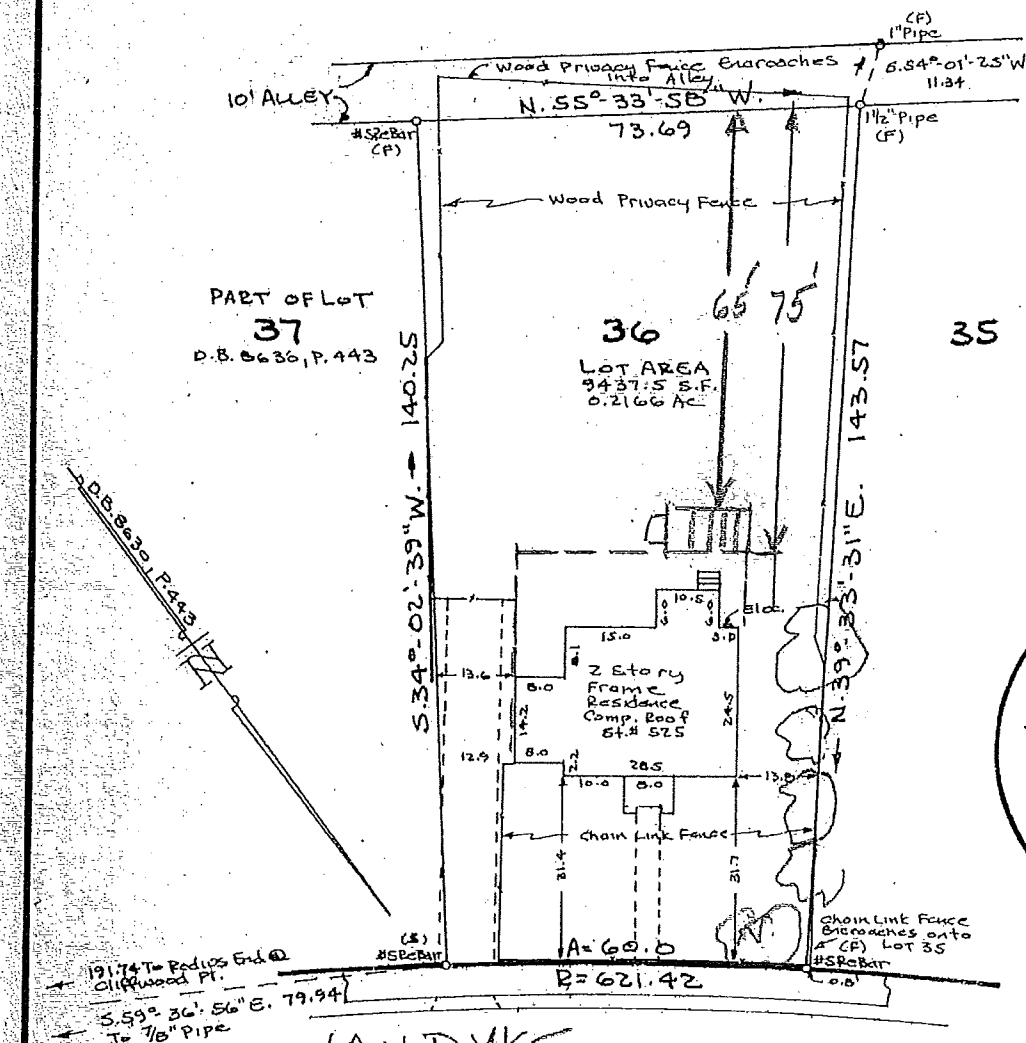
LIBERTY PRESS 828-287-4936

PLOT PLAN FOR PERMIT APPLICATION
ONE/TWO FAMILY, MODULAR, MOBILE HOME OR ZONING USE

LOCATION	STREET # (N,S,E,W) 525	STREET NAME SPRUCE	(AV,RD,ST, etc) ST.	PERMIT #
	SUITE/UNIT(S):			
EXAMPLES/PLOT PLAN	TAX JURISDICTION: (Check One)			
	☐ 0-Mecklenburg ☐ 4-Pineville ☒ 1-Charlotte ☐ 5-Matthews ☐ 2-Davidson ☐ 6-Huntersville ☐ 3-Cornellus ☐ 7-Mint Hill			
TAX PARCEL # 11907139		JOB #		
- INSTRUCTIONS - In the space provided below, draw plot plan as neatly and accurately as possible, from survey if available. 1. Draw street(s) and right-of-way(s). 2. Draw property lines with dimensions. 3. Draw proposed and existing buildings showing any attached porch(es), deck(s), chimney(s), carport(s), or garage(s), etc... 4. Show distances of buildings from property lines or other structures. 5. Separate application and plot plan required for each building. - PLOT PLAN - 				

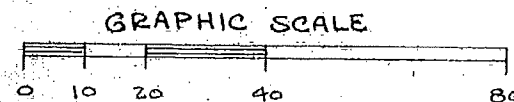
ALL EXISTING AND PROPOSED BUILDING(S) ON LOT ARE SHOWN WITH MEASUREMENTS INDICATED

Richard D. Van Dyke RICHARD VANDYKE



VANDYKE
525 SPRUCE ST.
N 301 R 1 W N

PARCEL ID - 11907139



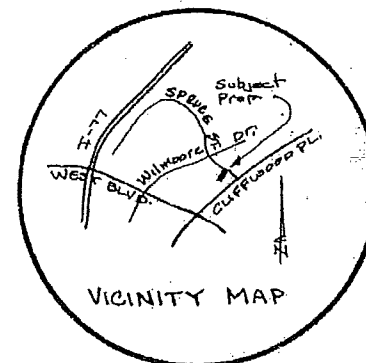
PHYSICAL SURVEY

OF
LOT 36, BLOCK 34, WILMOORE, SECTION 2
Charlotte, Mecklenburg Co., N.C.

PROPERTY OF
RICHARD VANDYKE

SCALE 1" = 30' DEED RECORDED MAP RECORDED M.B. 3 P. 33

VANDYKE
525 SPRUCE ST



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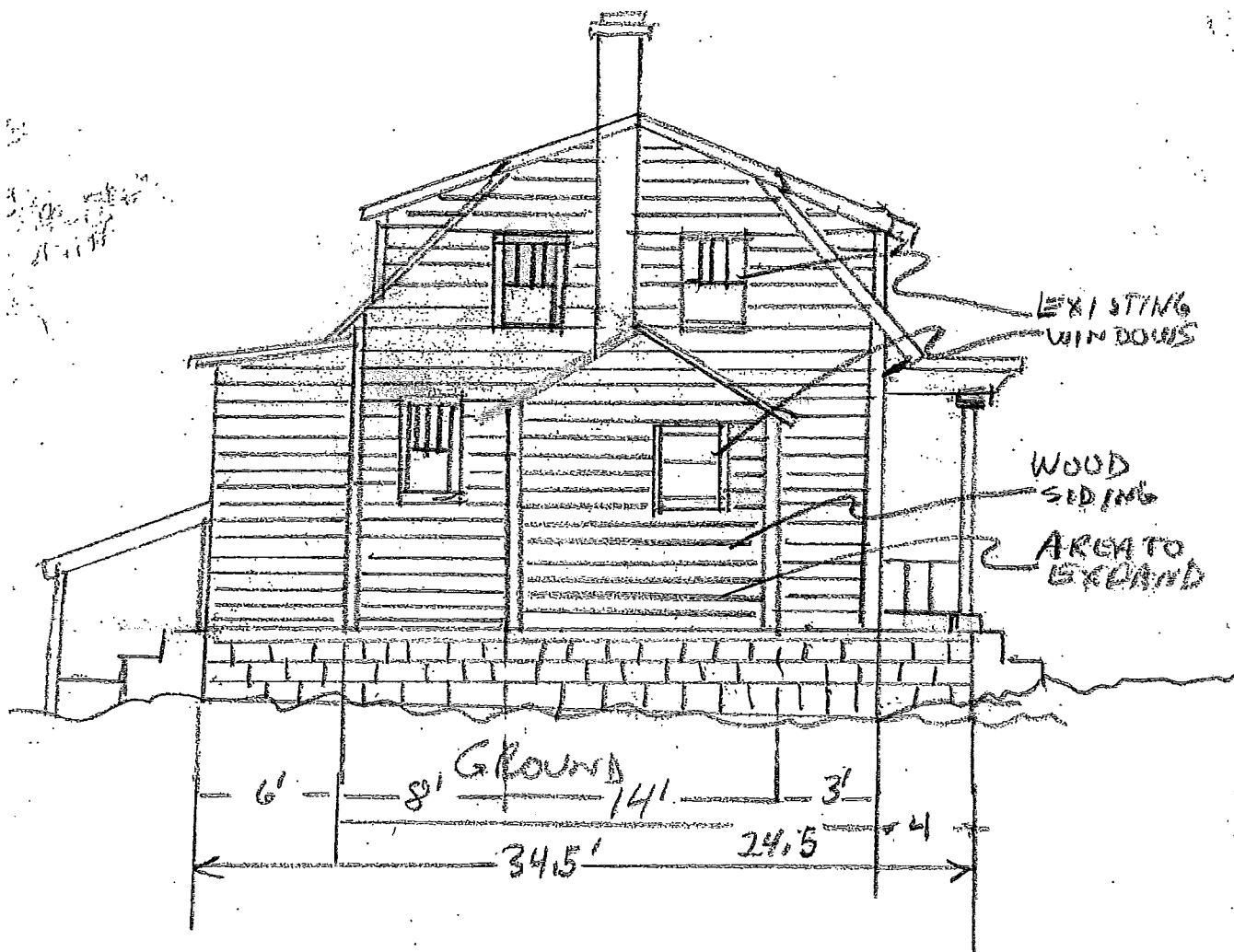
2016-045

LEGEND
(F) - Found
(S) - Set
R/W - Right-of-Way
R - Radius
A - Arc
M.B. - Map Book
D.B. - Deed Book
P. - Page
S.F. - Square Feet
Ac. - Acres

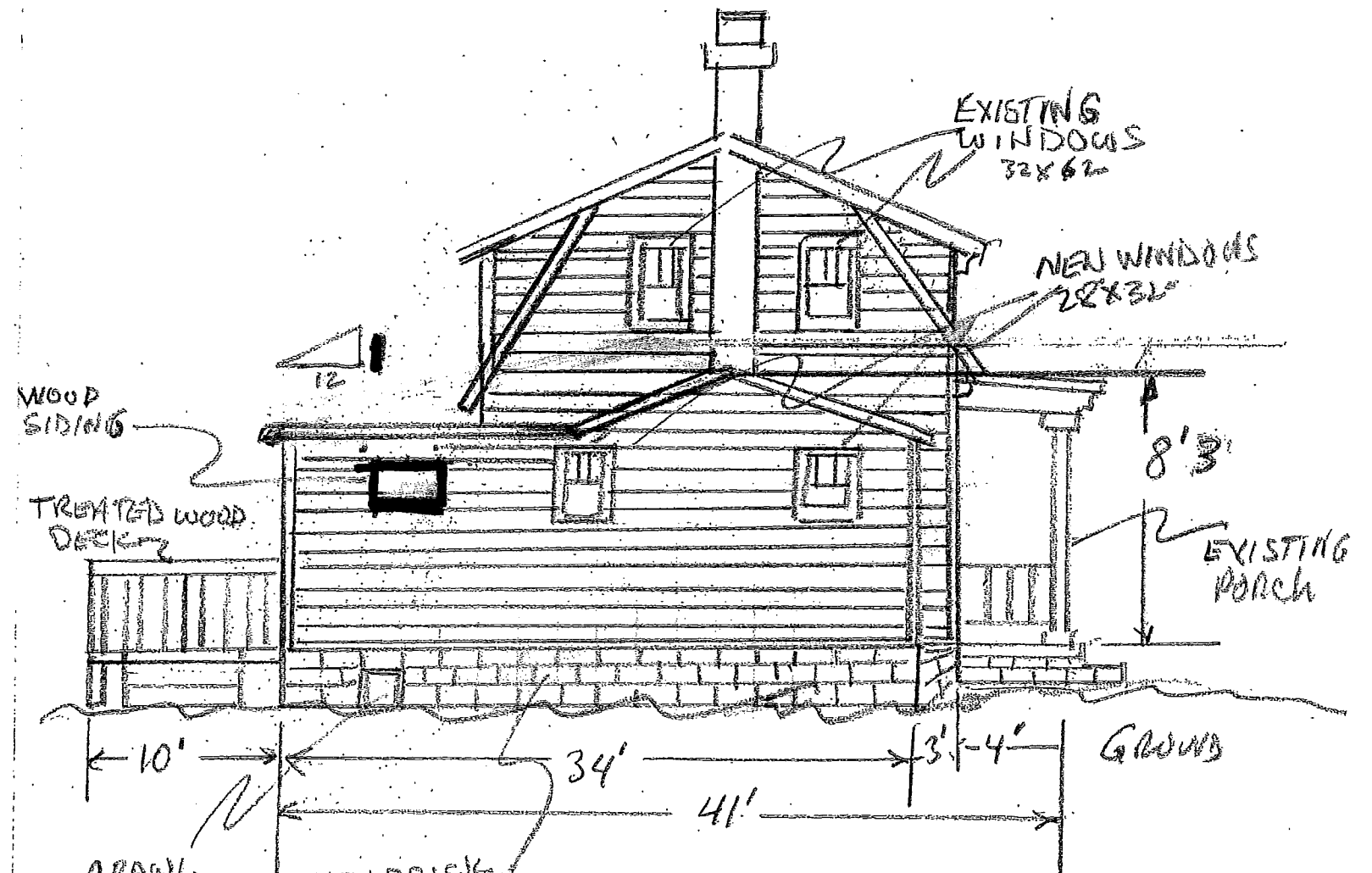
VAN DYKE-525 SPRUCE
 CHARLOTTE
 SCALE 1/4" = 2 FT

PAGE 5-REVISED PLAN ELEVATION

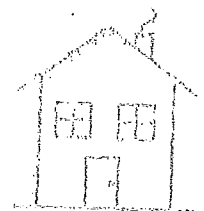
~~4/28/16~~
5/11/16



LEFT SIDE ELEVATION
 EXISTING VIEW



LEFT SIDE ELEVATION
 WITH EXTENDED AREA



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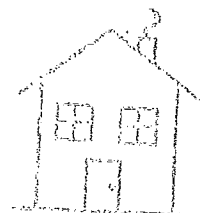
A hand-drawn architectural sketch of a two-story house. The house has a gabled roof and a chimney on the right side. The front facade features a central door with a small porch, flanked by windows. A label 'LUNDARY ROOM' (likely Laundry Room) points to a window on the ground floor. The house is shown with a brick foundation. Dimensions are indicated at the bottom: a total width of 36.4' and a section width of 28.4'. A vertical dimension of 8' is shown on the right side, with an arrow pointing to the text 'BATH to UPGRADE'.

28.4'

36.4'

8'

BATH to UPGRADE



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AREA CALCULATION

EXISTING FIRST FL - 873.2 S.F.

EXISTING 2ND FL = 665.3 SF

EXISTING TUNN RELATED ISMT = 396 SF

RENOVATED 1st FL. = 1310.4 SF

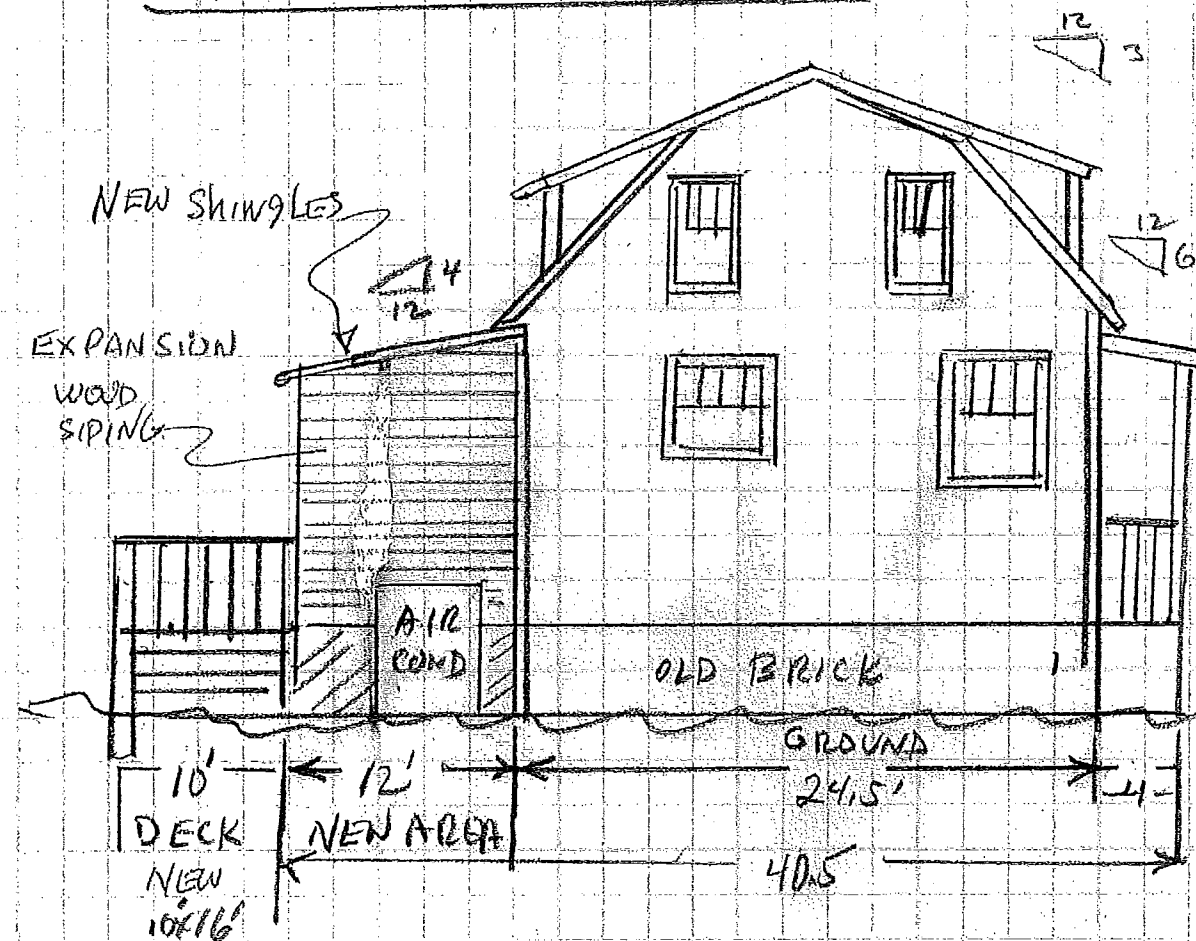
REVENTATED AREA = 4.55

PROPOSED = 1ST + 2ND TOTAL = 1965.25

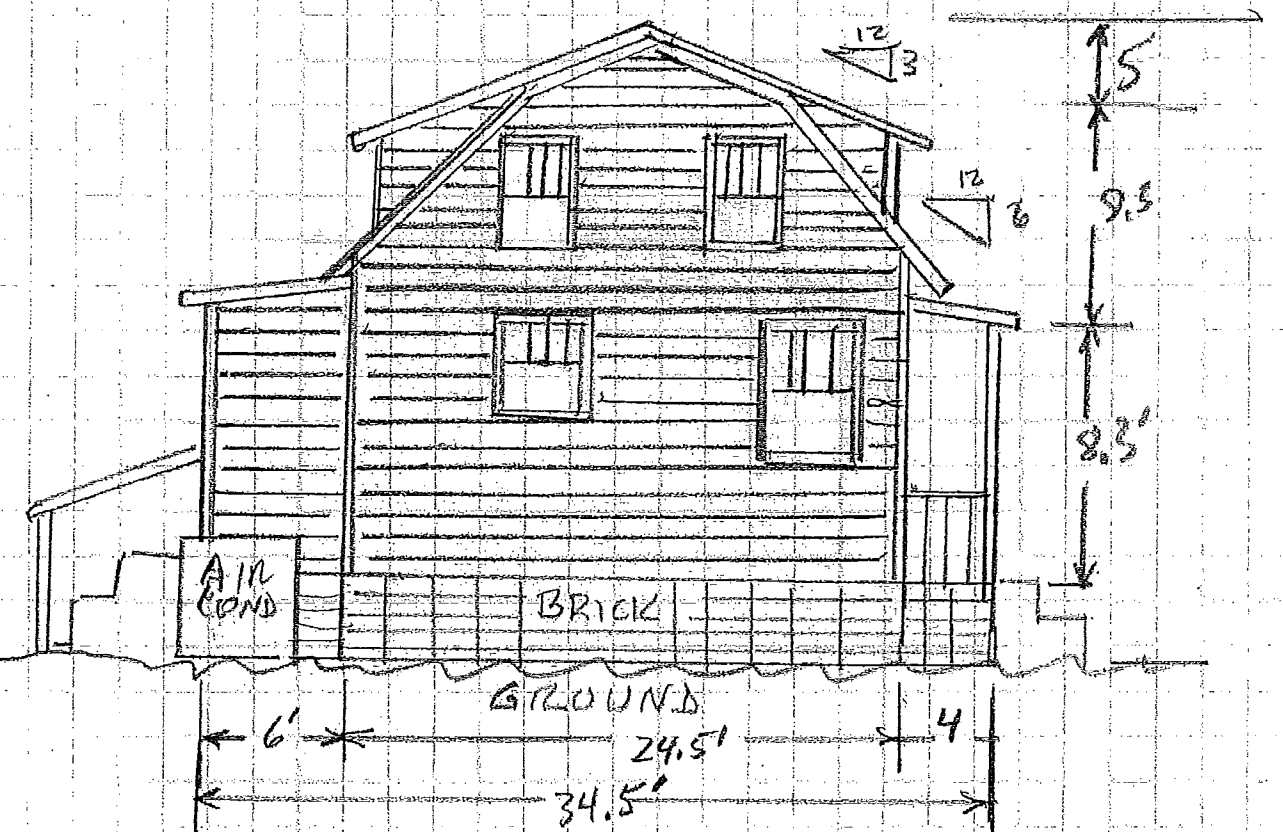
- WIND HEIGHTED BEAMT = 346 SF

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RIGHT SIDE ELEVATION WITH REAR EXPANSION



RIGHT SIDE ELEVATION EXISTING PROFILE



REAR YARD EXTENDS 95 FT TO END



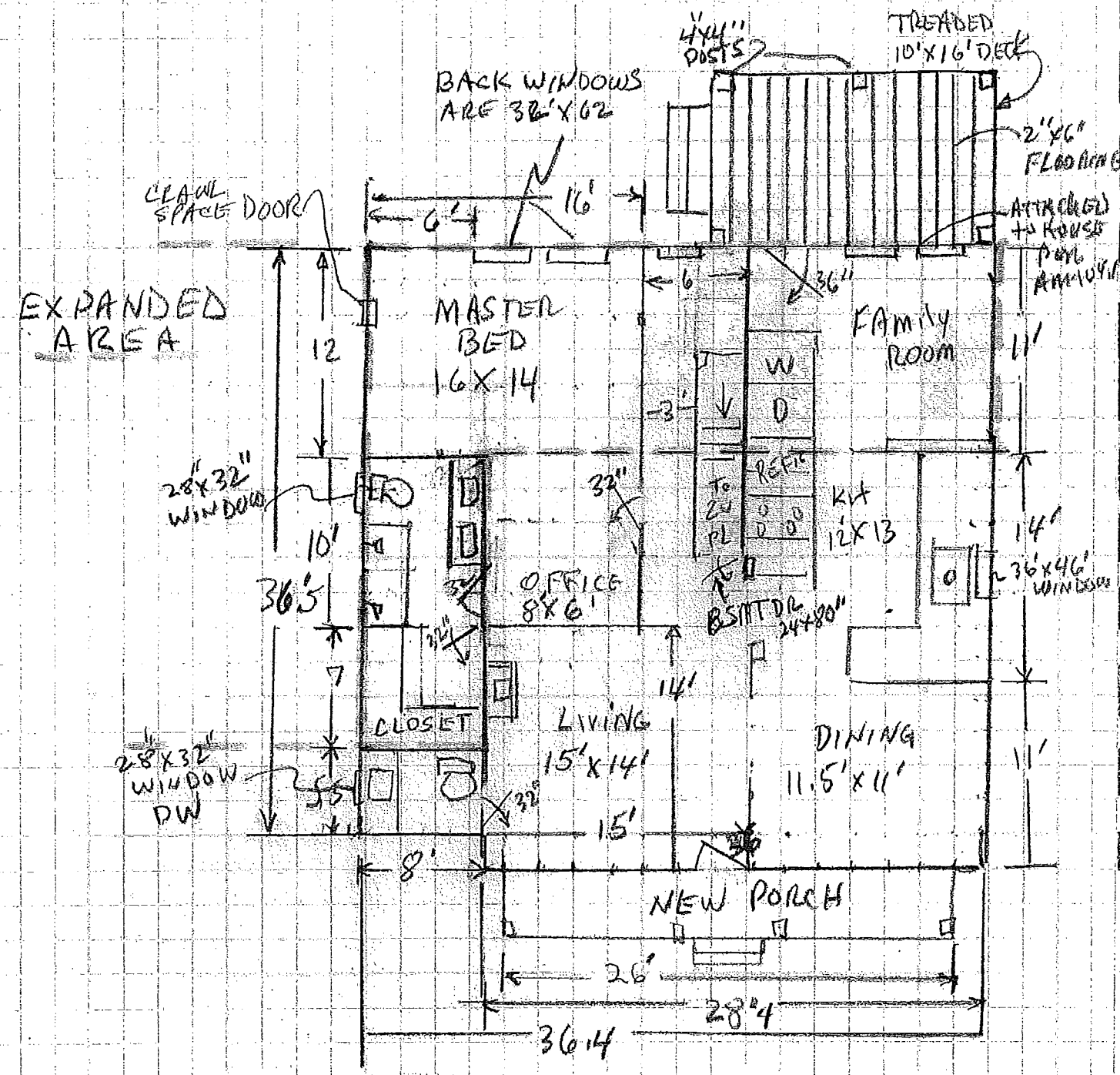
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 Charlotte
 Michael D. Smith
 Commission
 Certificate of Appropriateness

PROPOSED 1ST FLOOR PLAN

EXISTING 1st FLOOR = 873.20 SF SCALE 1/4" = 2'-0"

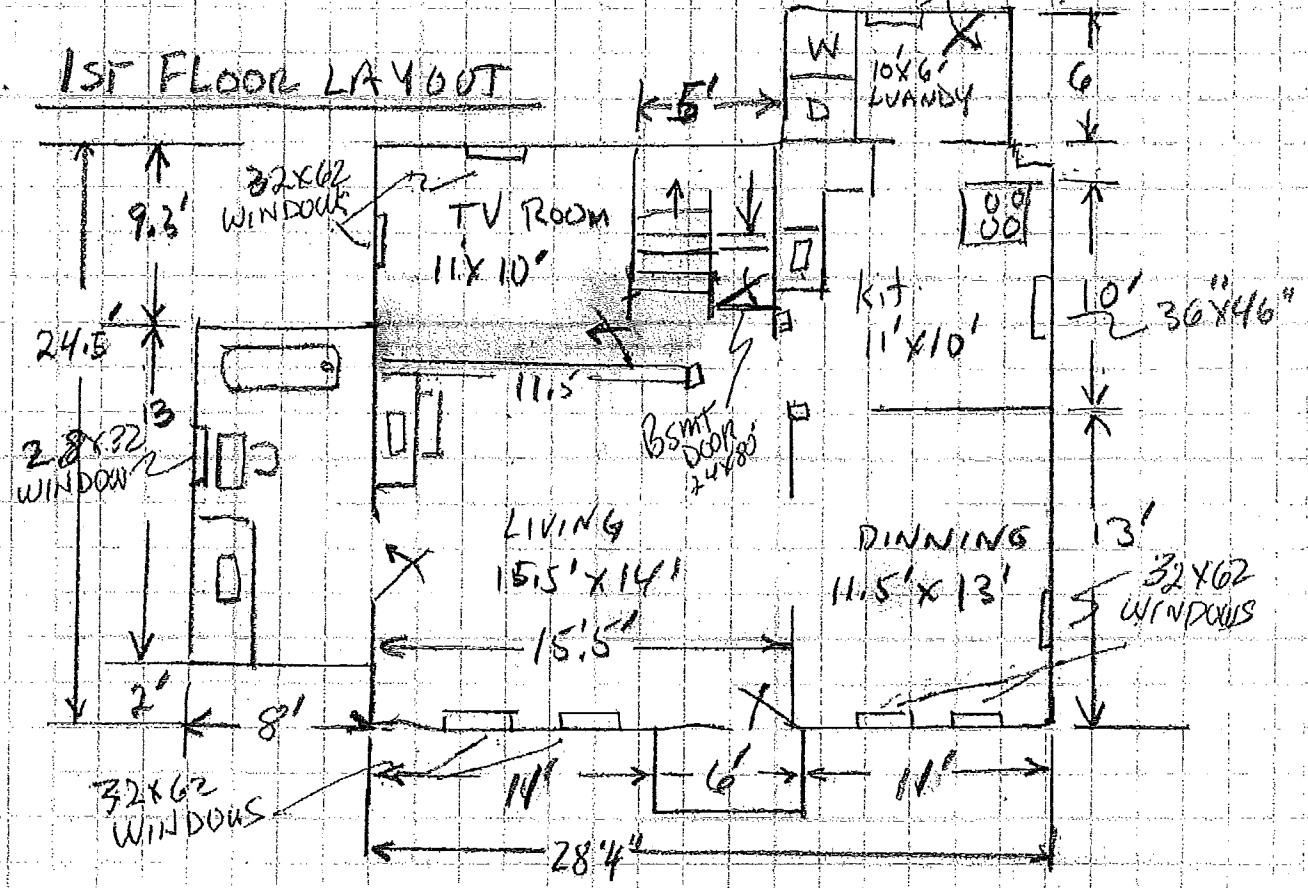
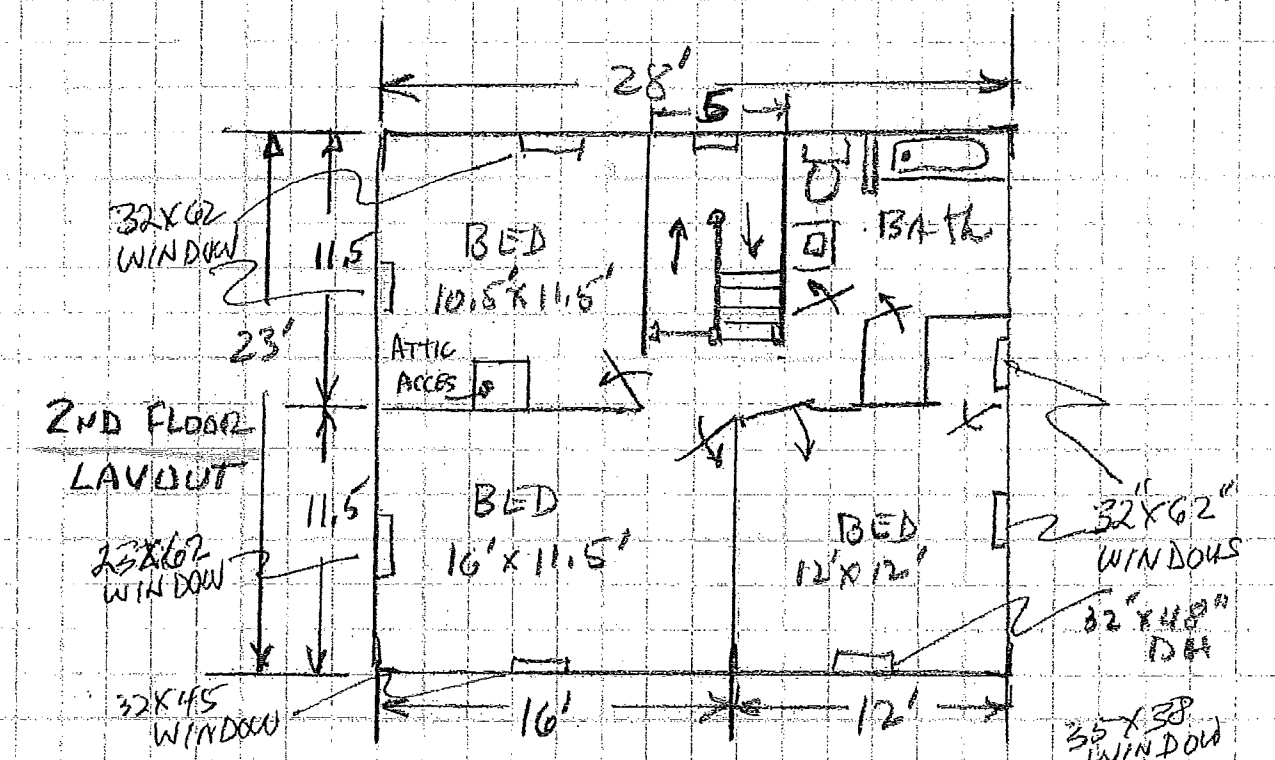
PROPOSED 1st FLOOR = 1328.5 SF
 PROPOSED 1st FL INCREASE = 455 SF

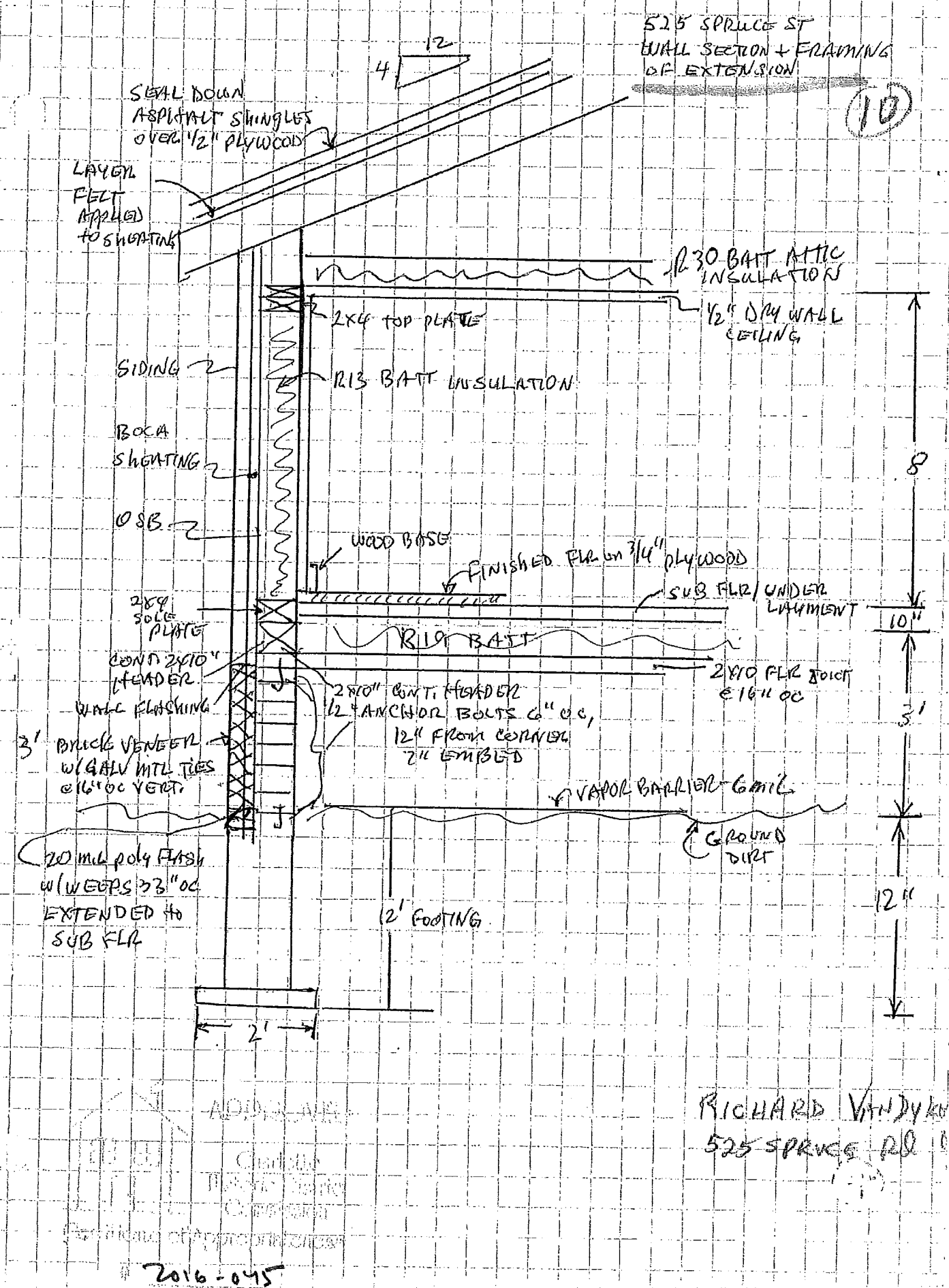
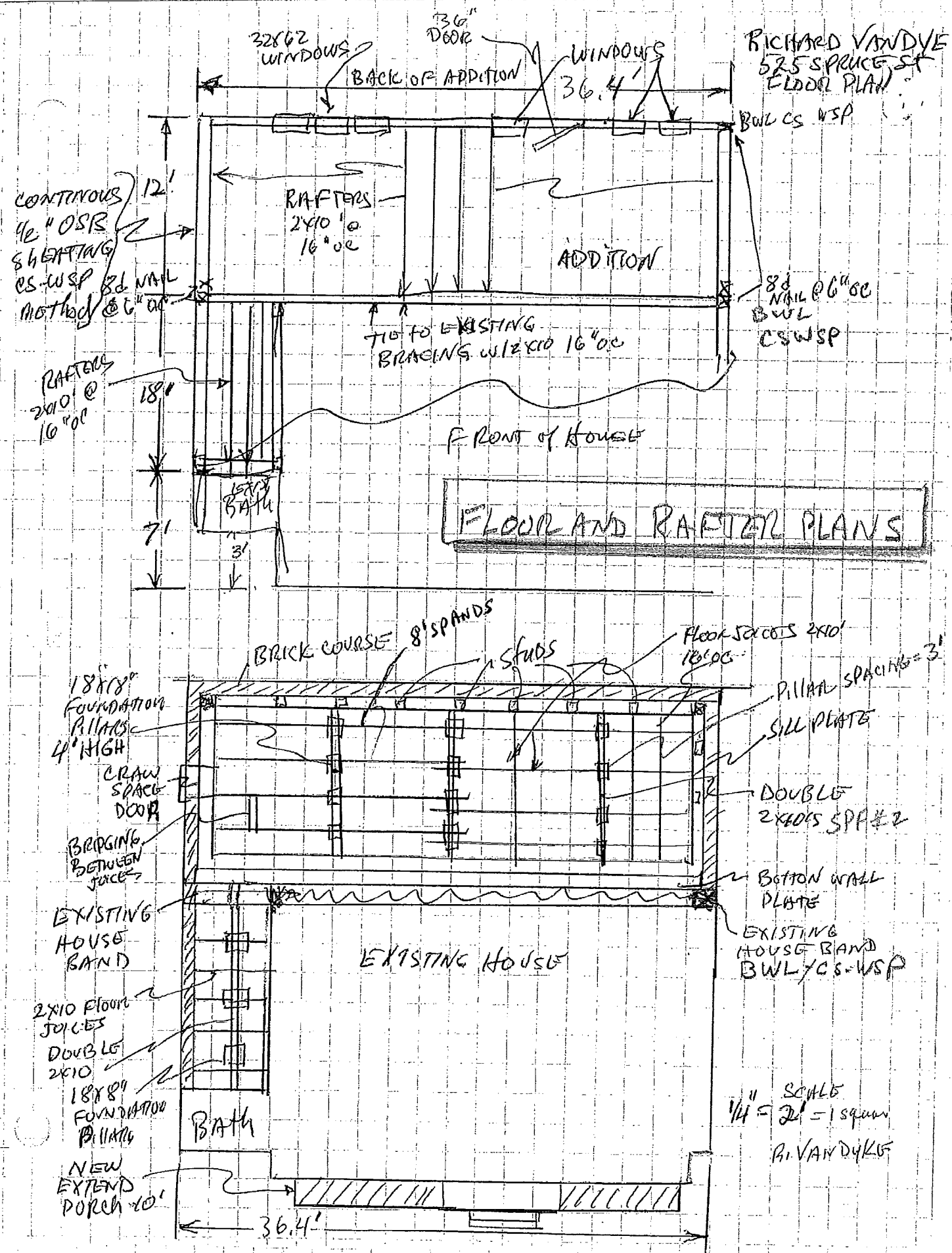
- ALL WINDOWS - DOUBLE HUNG
- INTERNAL DOORS 32" X 80" + EXTERNAL DOOR 36" X 80"

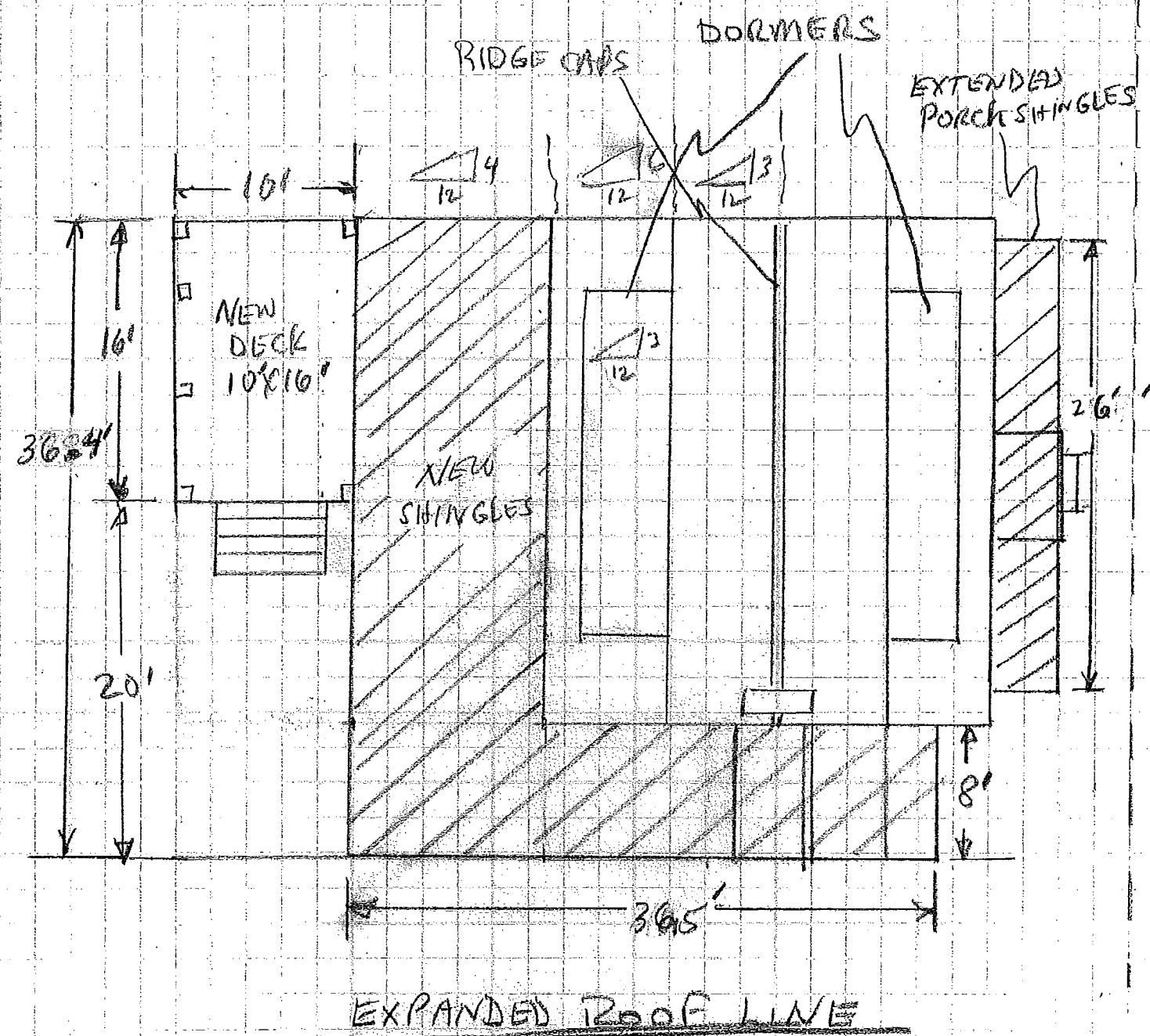


VAN DYKE 525 SPRUCE ST.
 SCALE 1/4" = 2'-0" (8)

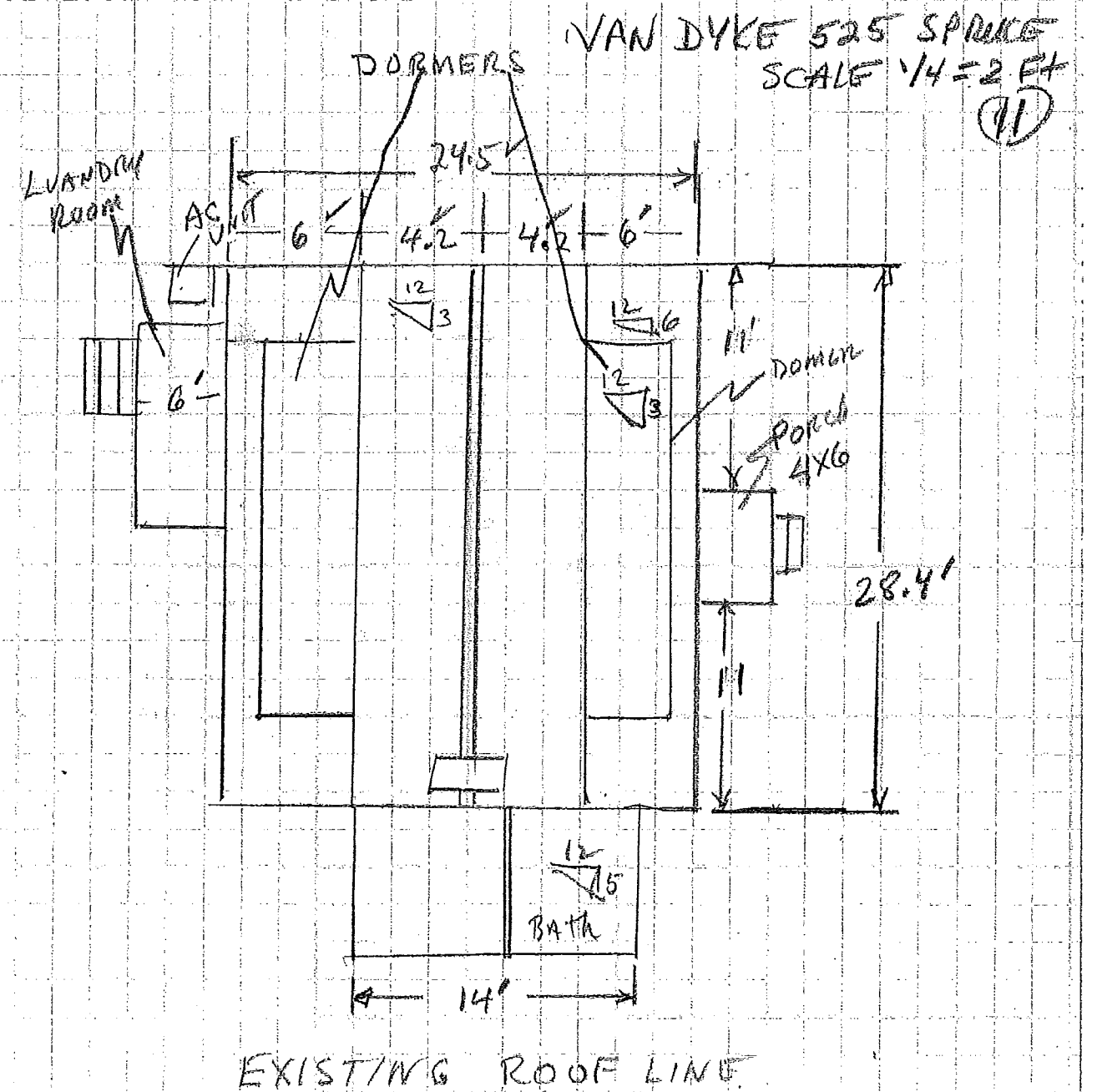
EXISTING FLOOR PLANS







SCALE 1/4" = 2 FT



SCALE 1/4" = 2 FT



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