



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMRM-2017-00192

**DATE:** 28 March 2017

**ADDRESS OF PROPERTY:** 1843 Thomas Avenue

**HISTORIC DISTRICT:** Plaza Midwood

**TAX PARCEL NUMBER:** 08119323

**OWNER(S):** Elizabeth Q. Incze

**APPLICANT:** Bettie Coltrane,  
Habitat for Humanity

**DETAILS OF APPROVED PROJECT:** The project includes a new side entry door, which replaces an existing replacement door; the addition of storm doors to the rear and side entries; a new concrete slab at the side entry door; new factory clad gutters; and the addition of three-inch eaves to the roof to correct a water drainage issue, see attached exhibit labeled 'Roof Eave Design – March 2017.' The project also includes new landscaping and true repair and maintenance including the following:

- Reattach falling fence panel; replace with two, 4' gates at rear
  - Ramp/Stairs, clean & stain rear porch rails
  - Remove privet shrubbery on front and side of front porch, away from roof, electrical panel, and HVAC unit
  - Remove Leyland Cypress at front and side porch and severely over-pruned trees at side yard. Plant Lorapetalum – dwarf variety across front porch.
  - Replace trees with Crepe Myrtle – Early Bird series (less than 12' T)
  - Scrape & paint two front entry door slabs; repair minimal rot
  - Repair rot at all window sills, scrape & paint including sashes, except for windows containing LBP
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval: Porch rails, hand rails, driveway widening and repair, and window replacement.
  2. The material and design meets the applicable Policy and Design Guidelines.

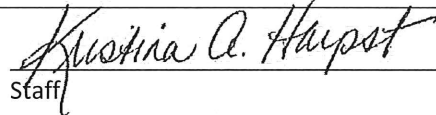
*Continued on next page*

March 28, 2017

- 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

*Roof Eave Design - March 2017*

