



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2018-00346

**DATE:** 28 June 2018

**ADDRESS OF PROPERTY:** 1416 Thomas Avenue

**HISTORIC DISTRICT:** Plaza Midwood

**TAX PARCEL NUMBER:** 08117105

**OWNER/APPLICANT:** Matthew Mollozzi


**DETAILS OF APPROVED PROJECT:** The project is changes to an existing screen porch. The existing screen porch will be converted to a sun room. The structural wood columns will remain and new fixed and operational French-style doors will be installed where screens current exist. Materials include wood trim and wood doors with Simulated True Divided Light (STDL) exterior molded muntins. See attached exhibit labeled 'Sunroom Design – June 2018.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval page 2.6: Work in Rear Yards.
2. This application is in compliance with Design Guidelines for Additions (page 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



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Sunroom Design - June 2018

### Proposed Sunroom for 1416 Thomas Ave.

The house has a screened in porch (160 sq. ft. – 12.5' X 13') in the back that sits on the house's foundation and covered by house's roof. It has two access points from the main house, one set of double French doors (15 lite) from the den and a single French door (15 lite) from the master suite. *ADCDMM-2018-00346*



The plan is to:

- Remove the screens and screen doors
- Fill each of the 3 spaces with two fixed 32" X 80" X 1 3/4" 15 lite wood French doors
- Install a double opening French door, 64" X 80" X 1 3/4" in the space where the present screen door is located
- Fill the space above the doors with wood trim
- Remove the tile and replace with wood flooring.
- Install one HVAC vent through the floor or wall by connecting to one of the vents in the adjacent room. The house currently has 1500 sq. ft. being heated and cooled by two HVAC units capable of handling the additional square footage.





Below is a sample of a similar room enclosure located on Belvedere Ave. and Tippah Ave.



*Sunroom Design - June 2018*



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