



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00396

DATE: 27 July 2018

ADDRESS OF PROPERTY: 1712 Euclid Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12307510

OWNER(S): East Kingston Automotive LLC

**DETAILS OF APPROVED PROJECT:** The project is the replacement of non-historic corner windows. The new sash-kit replacement windows are Marvin aluminum clad wood without muntins. The project also includes removing two windows on the north (rear) elevation, and changing a non-original double door back to the original window layout on the west elevation. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Replacement windows and doors.
2. The applicable Design Guidelines for Windows (page 4.14) have been met.

- 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 

RRL  
LAW OFFICE

1712 Euclid Avenue  
Charlotte, NC 28203

project address | name

client

starr  
design

Starr Design, PLLC  
1435 West Morehead St, Suite 240  
Charlotte, NC 28205  
V: 704.377.5200  
www.starrdesignteam.com



designers

CONSTRUCTION  
DOCUMENTS  
07/16/2018

job status

No.	Description	Date
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revisions

Steven A. Starr, AIA  
Lic. # 11090  
Signature Date: 07/16/18  
Date of expiration: 06/30/2019

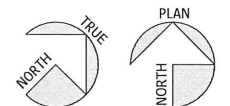


seal

SITE PLAN  
AS1.01

18GN006 | © Starr Design, PLLC

sheet number | title



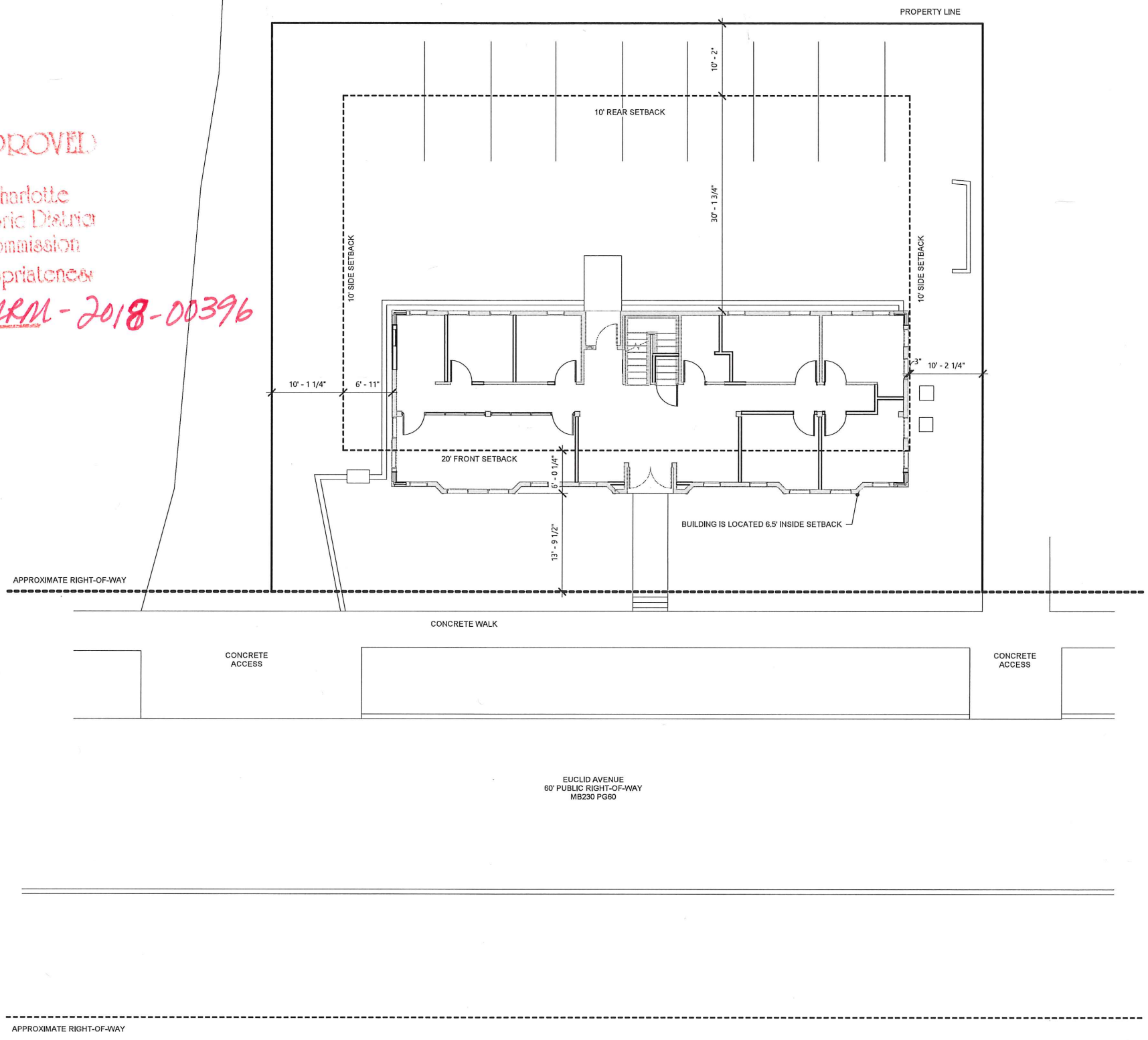
APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
#HDCADM-2018-00396

PARCEL ID NO.: 123-075-08  
ZONING: B-1 (NEIGHBORHOOD BUSINESS)  
SITE AREA: 7,978 SF (0.183 AC)  
TOTAL BUILDING FOOTPRINT AREA +/- 1,803 SF  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
MINIMUM SETBACK: 20 FEET  
MINIMUM SIDE YARD: NONE (NON-RESIDENTIAL)  
MINIMUM REAR YARD: 10 YARD (NON-RESIDENTIAL)  
MAXIMUM BUILDING HEIGHT: 40 FEET  
PARKING (EXISTING):  
REGULAR PARKING SPACES - 9  
HANDICAPPED PARKING SPACES - 0  
TOTAL PARKING SPACES - 9



To: Whom It May Concern  
Re: 1712 Euclid Avenue, Charlotte, NC 28203  
Tax Parcel: 123-075-08  
The property located at 1712 Euclid Avenue and further identified as tax parcel 123-075-08 is zoned B-1 (Business District).  
Permitted uses include those listed in section 9.602, 9.603 and 9.604 of the City of Charlotte Zoning Ordinance.  
Based on the information found in the Historic District file for this address the setback is noted at 13 feet 3 inches. This coincides with the provided survey. The purpose for allowing this to deviate from the 20 foot setback was to maintain the established setback along Euclid Avenue within that block. This does not constitute a zoning violation.  
The property is in compliance with all parking and other zoning requirements.  
The current use "Office" is a permitted use by right in this zoning district.  
To obtain information on the following, contact:  
Building Code Violations/Certificate of Occupancy (980) 314-2633 option #3  
Fire Inspectors (704) 336-2101  
As of the date of this letter, a computer search of records stored in this department indicates there are no zoning violations at this location.  
If this office can assist you, please contact us at 704-432-4392.  
Sincerely,  
Charles Hodge  
Charles Hodge  
Zoning Technician  
Neighborhood & Business Services

City of Charlotte Zoning Office  
2145 Avenue, Charlotte, NC 28208  
704-432-4392



1 SITE PLAN  
1/8" = 1'-0"





2 SOUTH ELEVATION  
1/4" = 1'-0"



1 NORTH ELEVATION  
1/4" = 1'-0"



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Charlotte  
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Commission

Certificate of Appropriateness

# HEADMAN-2018-00396

RRL  
LAW OFFICE

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Charlotte, NC 28203

project address | name

starr  
design

branded environments

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seal

EXTERIOR  
ELEVATIONS

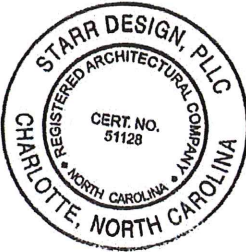
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sheet number | title

starr  
design

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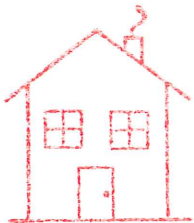
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EXTERIOR  
ELEVATIONS  
A3.02

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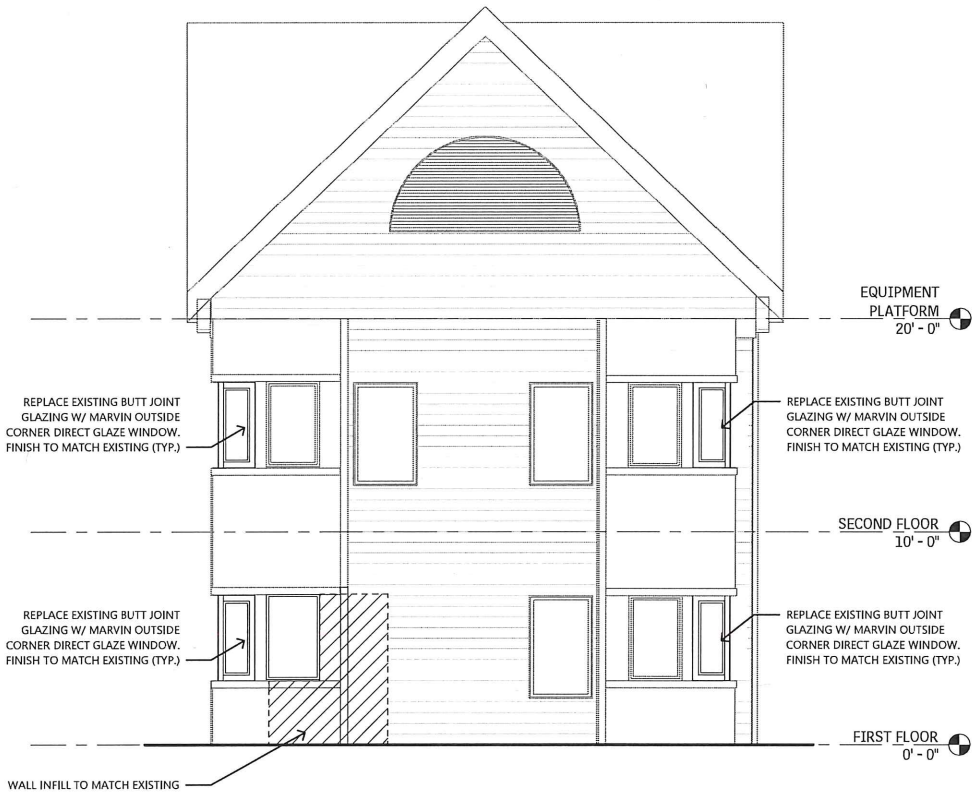


APPROVED

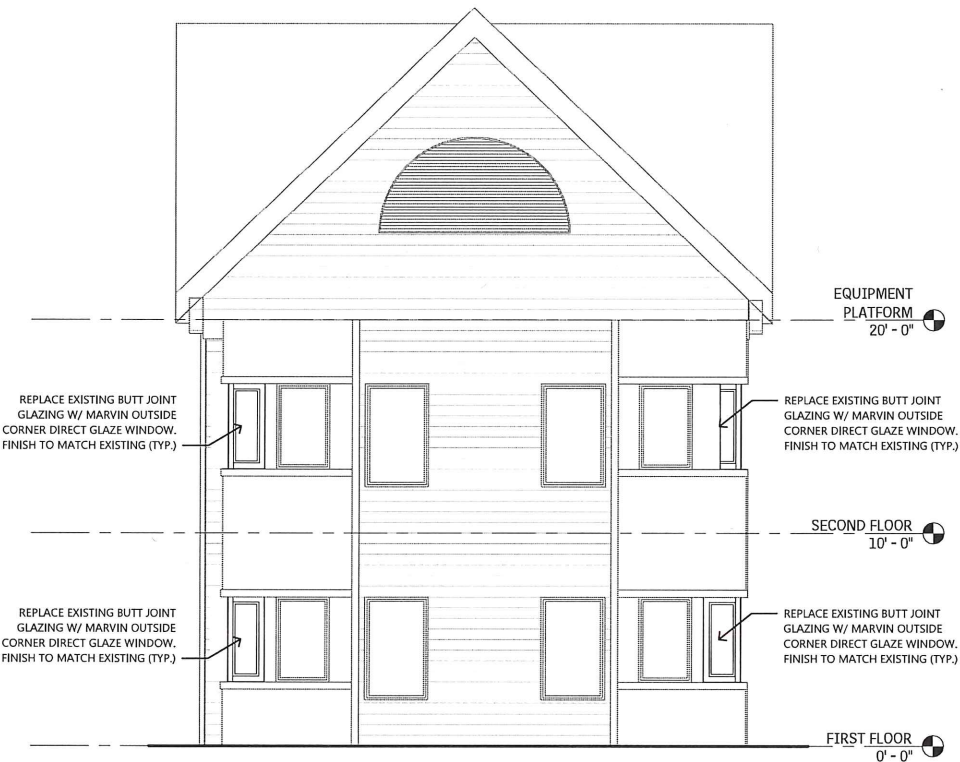
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2 WEST ELEVATION  
1/4" = 1'-0"



1 EAST ELEVATION  
1/4" = 1'-0"