



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2016.018

DATE: 7 March 2016

ADDRESS OF PROPERTY: 410 East Park Avenue

HISTORIC DISTRICT: DILWORTH

TAX PARCEL NUMBER: 123.082.23

OWNER(S): Eveline Shum & Paul Gagnier APPLICANT: Architect Zack Alsentzer

DETAILS OF APPROVED PROJECT: Rear Addition. Existing screened porch will be removed. New rear elevation will include a replacement screened porch with a standing seam metal shed roof. Shed roof addition above metal roof will tie onto third story below an existing pair of windows. Door on rear elevation to the left will replace a window with a shingled treatment above it all the way to the top of the second floor. See exhibit labeled 'Proposed Rear Elevation March 2016'. First floor room (behind screened porch) will be extended 12". Addition above screened porch will be extended 2'2" to infill an offset and will have a balcony overlooking the back yard. See exhibit labeled 'Proposed Left Elevation March 2016'. Right elevation of new screened porch will have a brick element in the middle to become new fireplace. Steps will wrap the new addition. Windows (within policy) on sides of the existing house will be removed, relocated (French casement and transom), and added. See exhibits.

Applicable *Policy & Design Guidelines – Additions* page 36

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

- 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

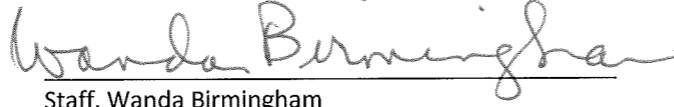
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

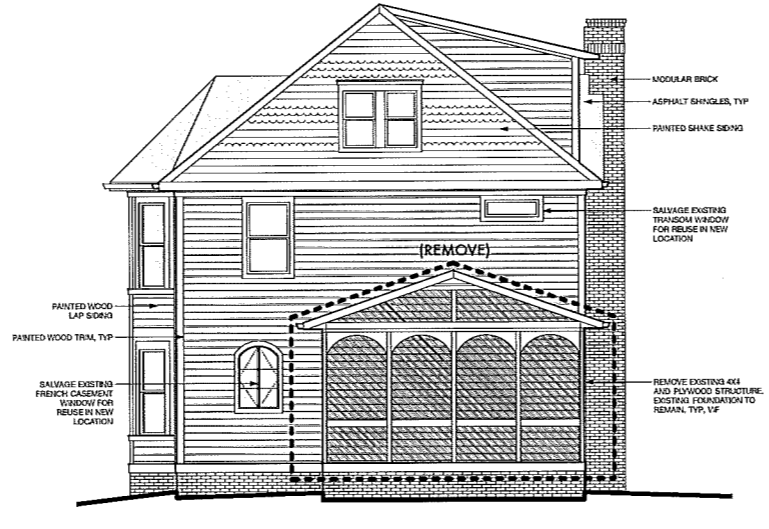
Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman, Tom Egan


Staff, Wanda Birmingham

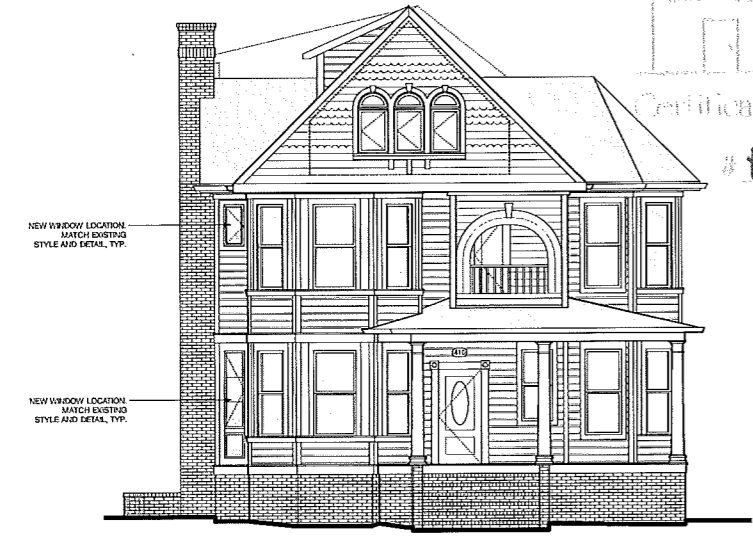


C1 Existing North Elevation (Front)
Scale: 1/4" = 1'-0"

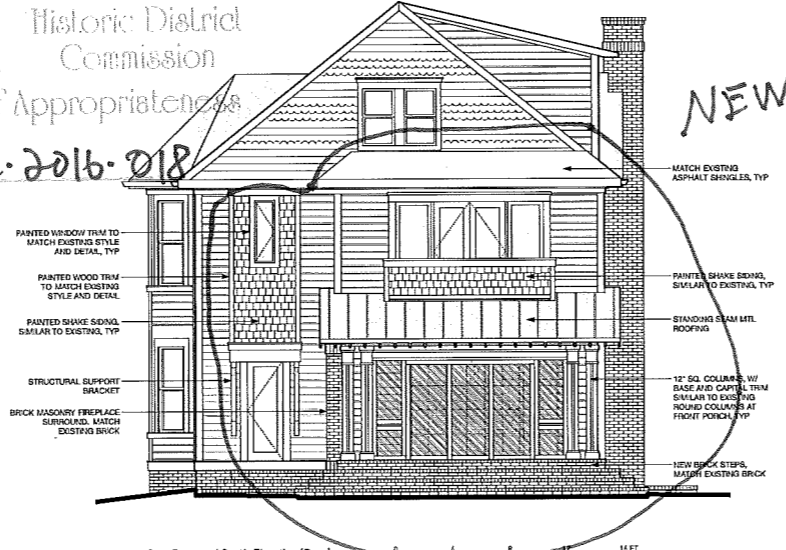


C2 Existing South Elevation (Rear)
Scale: 1/4" = 1'-0"

APPROVED
EXISTING
PROPOSED Rear Elevation March 2016
 Historic District
 Commission
 Certificate of Appropriateness
 #HDC-2016-018



A1 Existing North Elevation (Front)
Scale: 1/4" = 1'-0"



A2 Proposed South Elevation (Rear)
Scale: 1/4" = 1'-0"

alter
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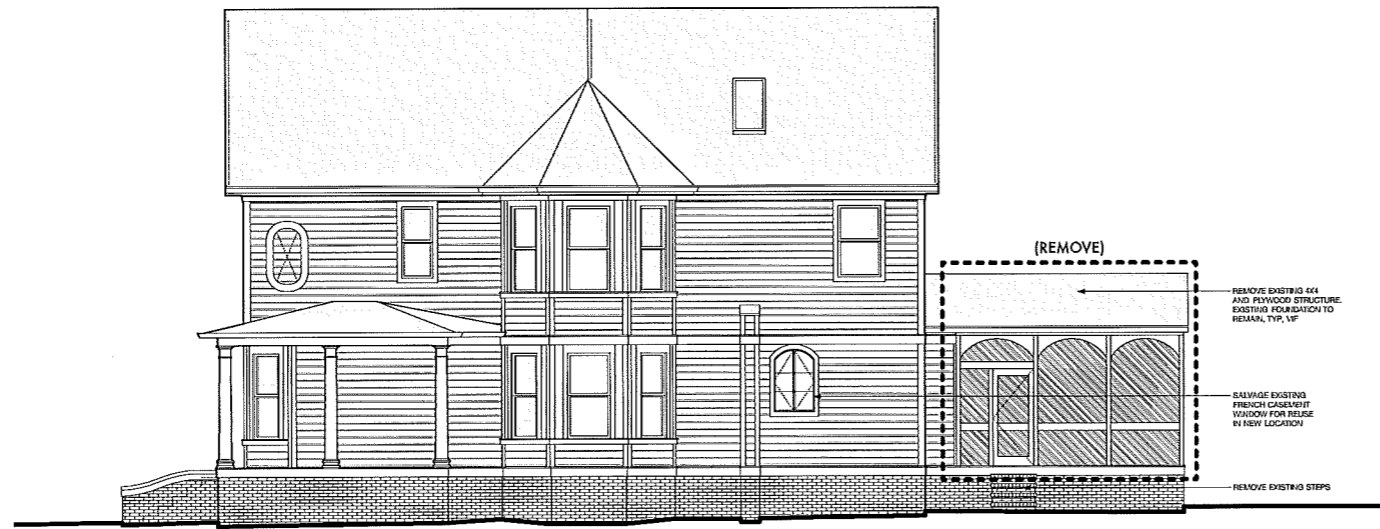
410 East Park Ave.
Home Remodel / Renovation
Prepared for: Evelyn Shum & Paul Gogoler

Project name: 410 East Park Ave. Remodel / 010014
CAD File Name: 410_EastParkRev.rvt
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Mark	Date	Description
01	10/13/15	As-Built Set
02	01/16/16	Historic Review Set

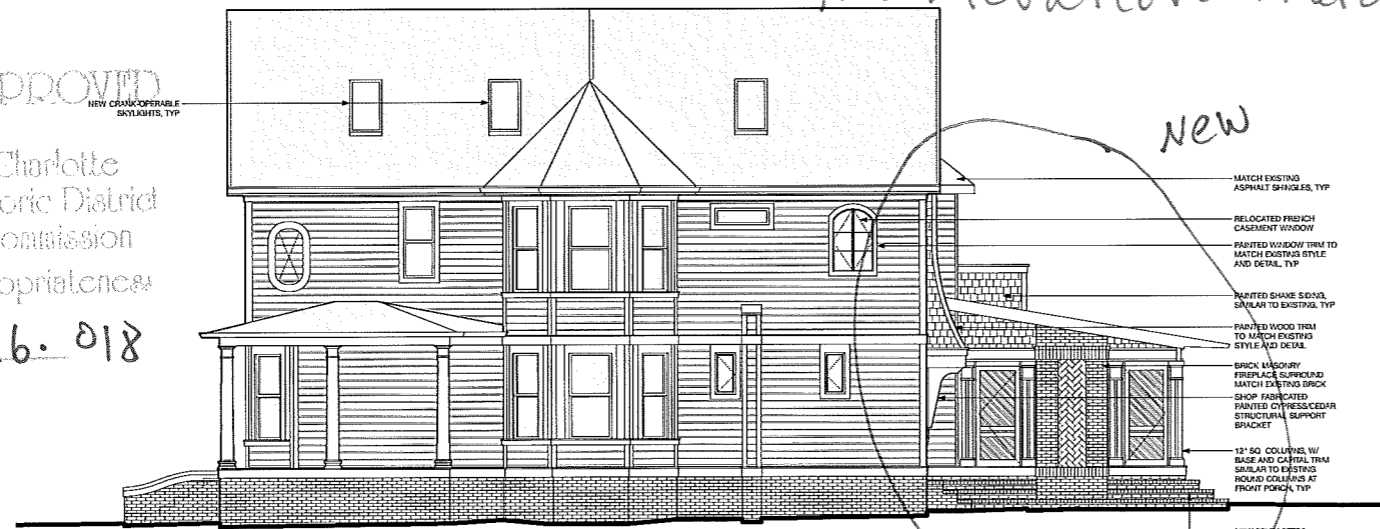
Front & Rear Elevations
Existing & Proposed

A201



C1 Existing West Elevation (Right Side)
Scale: 1/4" = 1'-0"

EXISTING
PROPOSED *Right Elevation march 2016*



A1 Proposed West Elevation (Right Side)
Scale: 1/4" = 1'-0"

APPROVED
NEW CROSSOVERABLE SKYLIGHTS, TYP
Charlotte
Historic District
Commission
Certificate of Appropriateness
HDC-2016-018

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410 East Park Ave.
Home Remodel / Renovation
Prepared for: Evelyn Stum & Paul Gogular

Project name: 410 East Park Ave. Remodel / 015014
CAD File Name: 410_EastParkAve.rvt
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Mark	Date	Description
01	10/13/15	As-Built Set
02	01/18/16	Historic Review Set

Elevation (Right Side)
Existing & Proposed

A203

1 2 3 4 5

D

C

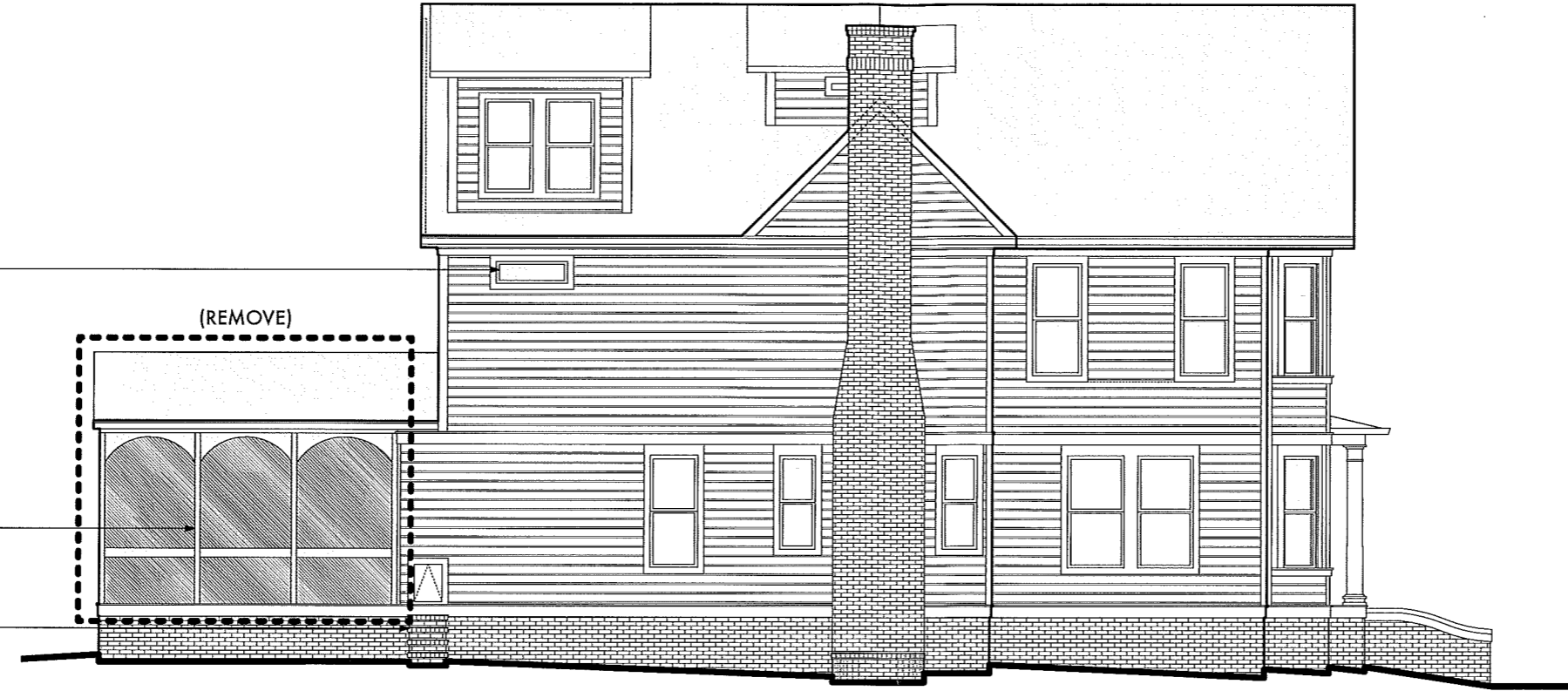
C1

SALVAGE EXISTING TRANSOM WINDOW FOR REUSE IN NEW LOCATION

(REMOVE)

REMOVE EXISTING 4X4 AND PLYWOOD STRUCTURE, EXISTING FOUNDATION TO REMAIN, TYP, VIF

REMOVE EXISTING BRICK STEPS AND PET ACCESS DOOR



C1 Existing East Elevation (Left Side)
Scale: 1/4" = 1'-0"

NEW EXISTING PROPOSED Left Elevation march 2016

B

C

A

REFERENCE LINE OF EXISTING REAR PROFILE

NEW SKYLIGHTS FIELD VERIFY EXISTING ROOF STRUCTURE

MATCH EXISTING ASPHALT SHINGLES, TYP

EXISTING WINDOW, RELOCATED

2ND FLOOR ADDITION TO ALIGN W/ EXISTING WALL(S) BELOW, MATCH SIDING AT TRIM DETAILS, TYP.

PAINTED SHAKE SIDING, SIMILAR TO EXISTING, TYP

PORCH FRIEZE DETAIL TO MATCH EXISTING, TYP

12" SQ. COLUMNS, W/ BASE AND CAPITAL TRIM SIMILAR TO EXISTING ROUND COLUMNS AT FRONT PORCH, TYP

NEW BRICK STEPS, MATCH EXISTING BRICK



A1 Proposed East Elevation (Left Side)
Scale: 1/4" = 1'-0"

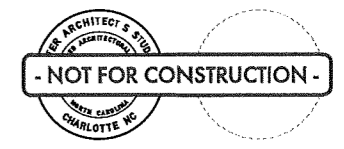
NEW WINDOWS, MATCH EXISTING STYLE AND DETAILS, TYP

0 4 8 12 16 FT

1 2 3 4 5

alter ARCHITECTS

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Home Remodel / Renovation
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Project name/#: 410 East Park Ave. Remodel / 015014
CAD File Name: 410_EastParkAve.vwx
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APPROVED

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Mark	Date	Description
01	10/13/15	As-Built Set
02	01/18/16	Historic Review Set

Elevation (Left Side)
Existing & Proposed

A202