



**CHARLOTTE HISTORIC DISTRICT COMMISSION**

**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 2016-201

**DATE:** 1 September 2016

**ADDRESS OF PROPERTY:** 243 West Park Avenue

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908922

**OWNER(S):** Cresco Investing, LLC and RNR Investing, LLC

**DETAILS OF APPROVED PROJECT:** The project is a rear addition, new driveway, new fence, replacement windows and doors, and siding repair/replacement. An existing rear addition will be reconfigured with changes the fenestration, roofline, and addition of new flush-mounted, factory-clad skylights, see attached exhibit labeled 'Rear and Front Elevation – September 2016.' The project also includes the construction of a new wood deck measuring approximately 8' x 18" at the rear of the house. The deck rail will be wood with the pickets centered on the top and bottom rails. An additional piece of trim will be added along the top rail. A new gravel driveway will be installed along the left side of the house, terminating in the rear yard, see attached exhibit labeled 'Site Plan – September 2016.'

A new wood fence will be installed around the rear yard and will tie in at the rear corners of the house. The fence will be panels of pickets butt-joined to 6x6 uprights and framed off at the top and bottom. The fence will not exceed six feet in height with the exception of any decorative caps. All framing members will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained. See exhibit labeled 'Fence Design – September 2016.'

All existing vinyl replacement windows will be removed and new wood windows will be installed. The new windows are double-hung, sash-kit replacements and will be Simulated True Divided Light (STD L) with exterior muntins in a 2/2 pattern. On the left elevation a double-hung window will be changed to a transom window, see exhibit labeled 'Right and Left Elevations – September 2016.' The non-original front doors will be replaced with new wood front doors, see exhibit labeled 'Door Design – September 2016.' The front façade will be restored, with new 8" round or square wood columns atop existing brick piers and a new handrail constructed to historic precedent, see exhibit labeled 'Rear and Front Elevations – September 2016.'

*Continued on second page.*

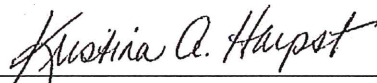
All non-original materials (aluminum siding, trim, details etc.) will be removed. The original wood siding, trim, details etc. will be repaired. If portions of the siding, trim, details, etc. are too deteriorated to repair, then the new replacement elements will match existing in material, design, and dimension. A new brick paver walkway will be installed from the front porch to the sidewalk. The project also includes a new roof, which does not require approval.

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. Fences Replacement Windows and Doors
2. This application is in compliance with Policy & Design Guidelines 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

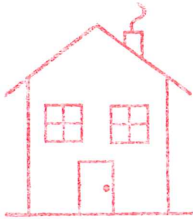
  
Staff

DEMOLITION

DEMOLITION NOTES:  
LOCATE ALL UNDERGROUND UTILITY SERVICES PRIOR TO BEGINNING.  
RELOCATE SERVICES AS NECESSARY.  
REMOVE AND RELOCATE EXISTING LANDSCAPING AND/OR TREES AS DIRECTED BY OWNER OR NOTED ON PLAN.

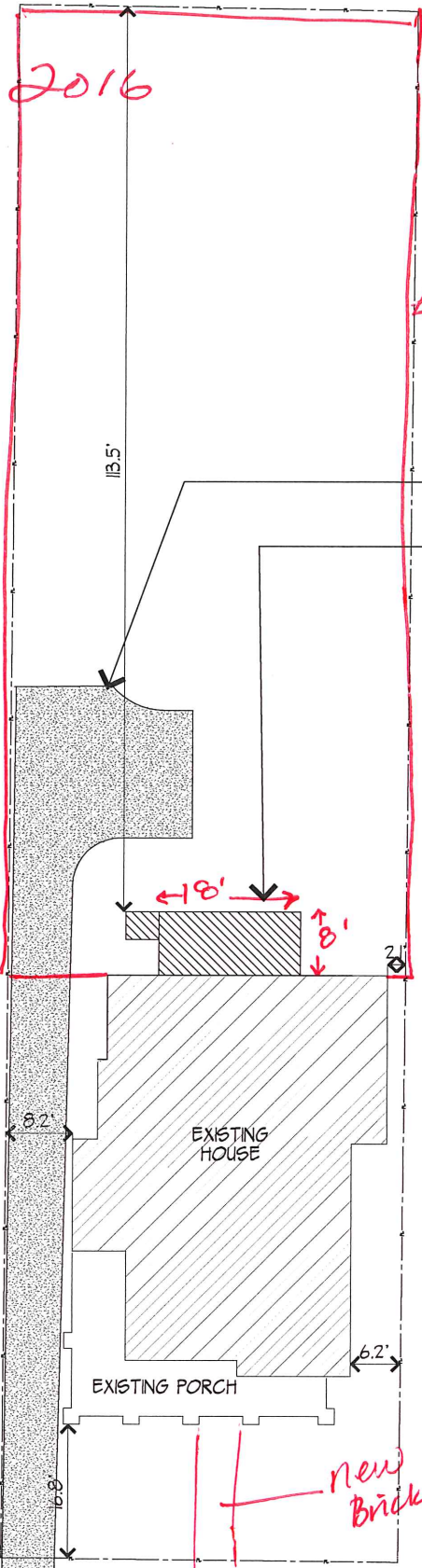
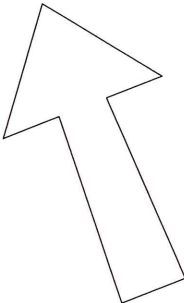
PROVIDE FOR PROTECTION OF EXISTING STRUCTURE  
PROVIDE FOR PROTECTION OF EXISTING AREAS NOT AFFECTED BY NEW RENOVATION AND/OR ADDITION

PROVIDE FOR TEMPORARY SUPPORTS  
AS NEEDED TO SECURE STRUCTURE  
VERIFY THE CONDITION OF EXISTING BUILDING ELEMENTS THAT ARE TO REMAIN. REPORT ANY SUSPICIOUS OR DAMAGED ELEMENTS TO OWNER WITH RECOMMENDATIONS FOR REPAIR OR REPLACEMENT  
REMOVE ALL DEBRI FROM SITE



APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness

# 2016-201



GRAVEL  
DRIVEWAY  
DECK  
ADDITION

New  
Fence

New  
Brick paver walkway

WEST PARK AVENUE

1 SITE PLAN  
AO SCALE 1" = 10'-0"

MND GROUP  
Mike Novick Designs  
www.mndgroup.com

5806 PROSPERITY CHURCH ROAD  
SUITE #A2-118  
CHARLOTTE, N.C. 28269  
704-948-5556

MIKE NOVICK, DESIGNER

PRIVATE  
RESIDENCE  
RENOVATION

243 WEST PARK AVE  
CHARLOTTE  
NORTH CAROLINA  
28203

AREA  
CALCULATIONS

HEATED SQUARE FOOTAGE  
EXISTING  
MAIN LEVEL LIVING 1646.93

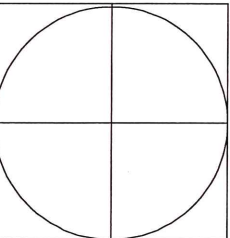
NEW PLAN  
MAIN LEVEL LIVING 0  
UPPER LEVEL LIVING 661.96  
TOTAL HSF 2308.89

UNHEATED SQUARE FOOTAGE  
EXISTING ENTRY PORCH 298.97  
TOTAL UNHSF 298.97  
TOTAL UNDER ROOF 2607.86

OTHER AREAS  
DECK AREA 412.00

FOR CONSTRUCTION  
6/24/2016

FOR CONSTRUCTION  
6/23/2016



SITE PLAN

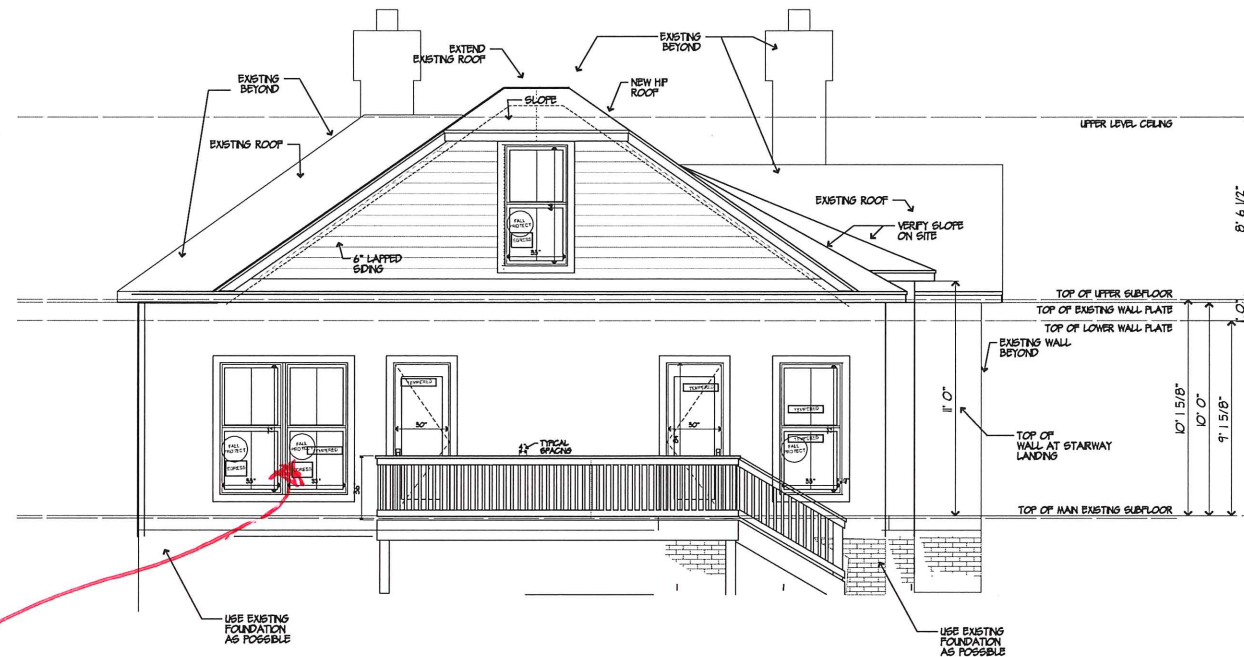
A0

IMPORTANT CODE NOTIFICATION:  
NORTH CAROLINA  
IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR  
AND/OR LIC. TRADES TO INSURE THAT ALL  
LOCAL, STATE AND FEDERAL BUILDING CODES THAT APPLY  
INCLUDING 2012 NC RESIDENTIAL CODE AND  
ANY AMENDMENTS OR UPDATES THAT APPLY  
BE FOLLOWED AND THAT THE MATERIALS, METHODS AND DETAILS  
USED FOR THE EXECUTION OF THIS PLAN MEET OR EXCEED  
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INCLUDING BUT NOT LIMITED TO BUILDING STANDARD,  
FIRE AND EGRESS, AND ENERGY + ENVIRONMENTAL CODES

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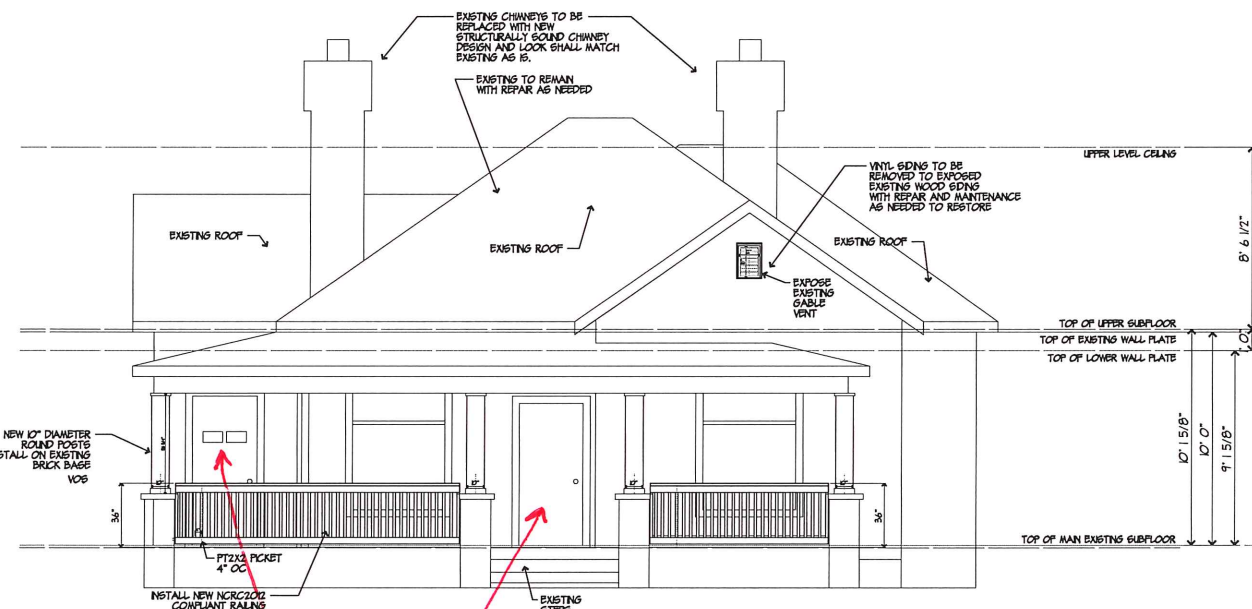


Rear & Front Elevation - September 2016



Appropriately sized  
mullion to be used  
instead of two pieces  
of window trim. Dimensions  
should match existing.

2 REAR ELEVATION  
A6.0 SCALE 1/4" = 1'-0"



1 FRONT ELEVATION  
A6.0 SCALE 1/4" = 1'-0"

See door exhibit

MND GROUP

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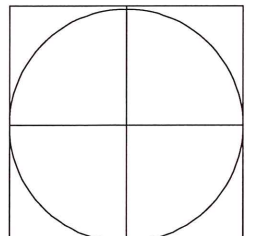
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NORTH CAROLINA  
28203

FOR CONSTRUCTION  
8/9/2016



EXTERIOR ELEVATIONS

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A6.0

# Right & Left Elevations - September 2016

**MND GROUP**

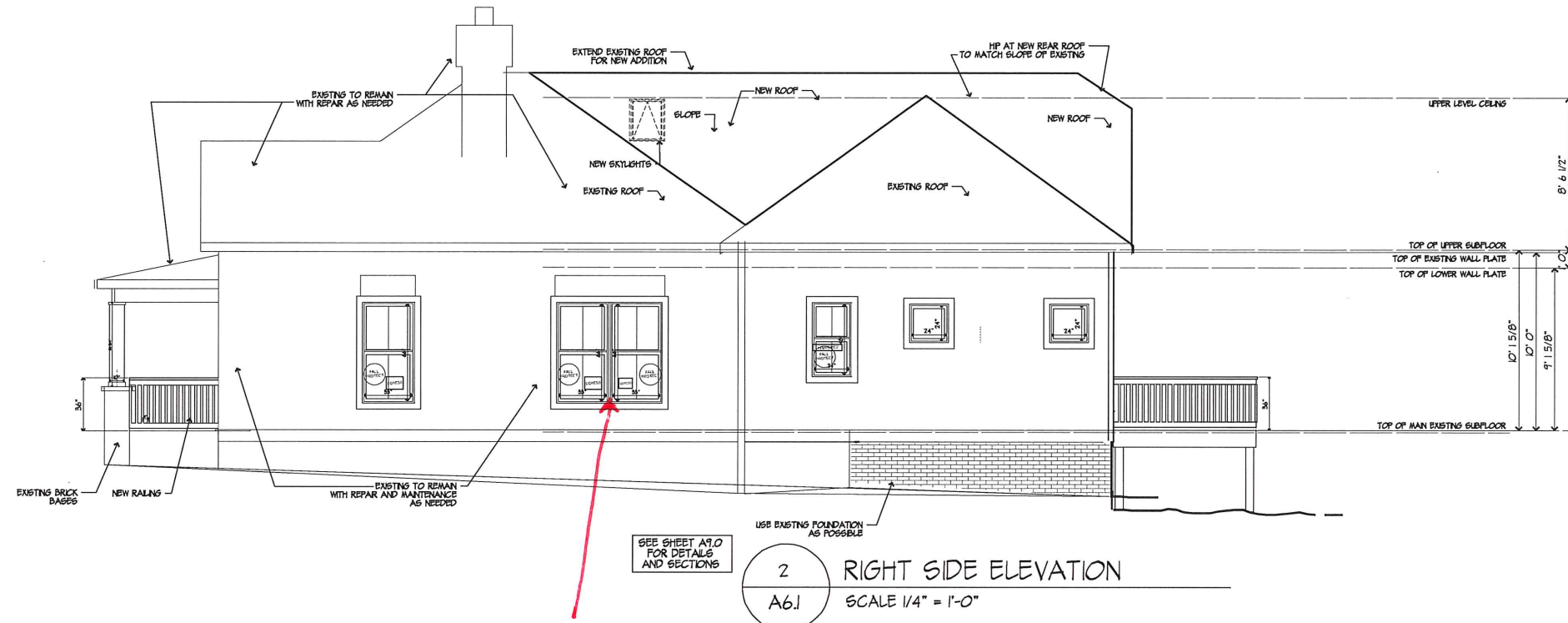
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**704-948-5556**

MIKE NOVICK, DESIGNER

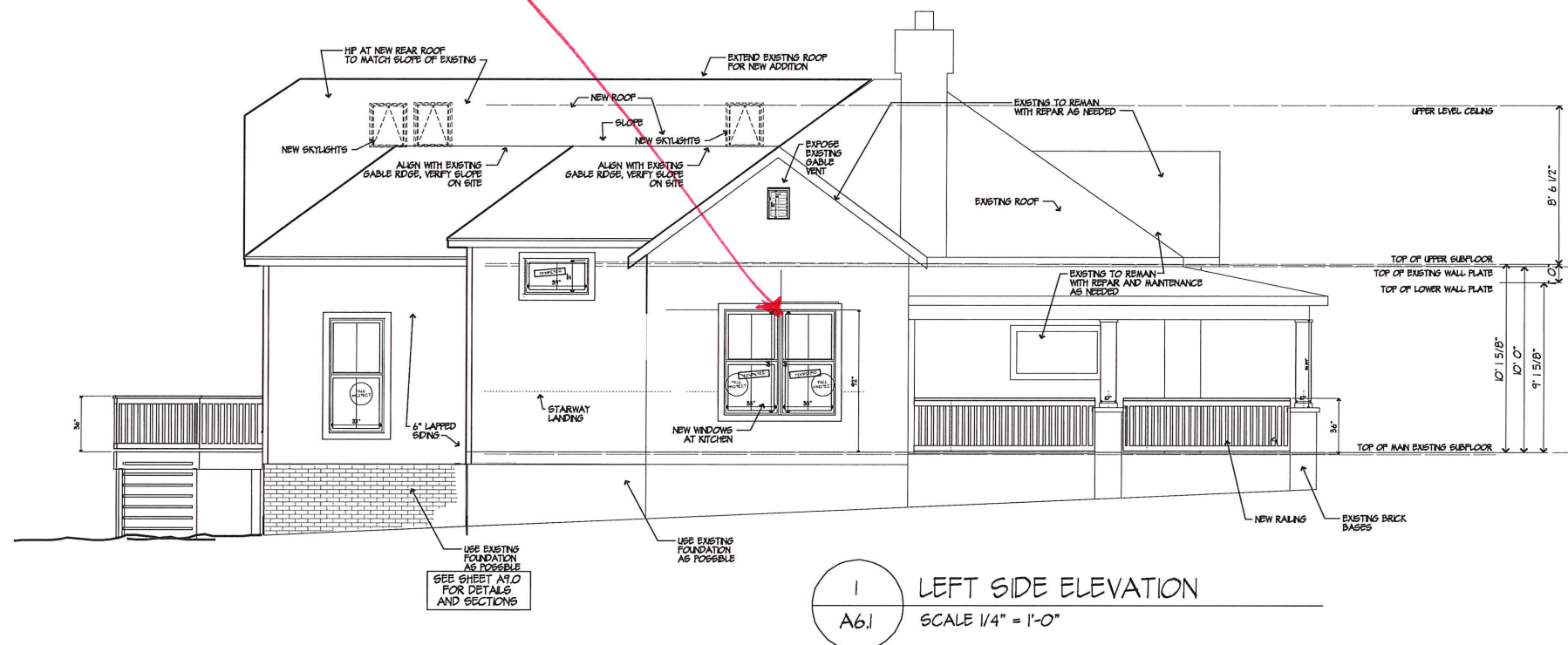
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28203



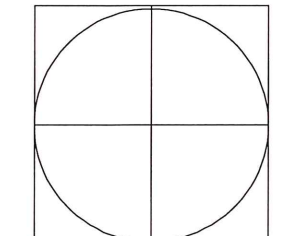
2 RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

If original trim/mullion needs replaced, then  
appropriately sized mullion to be used  
instead of two pieces of window trim.



1 LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

FOR CONSTRUCTION  
8/9/2016



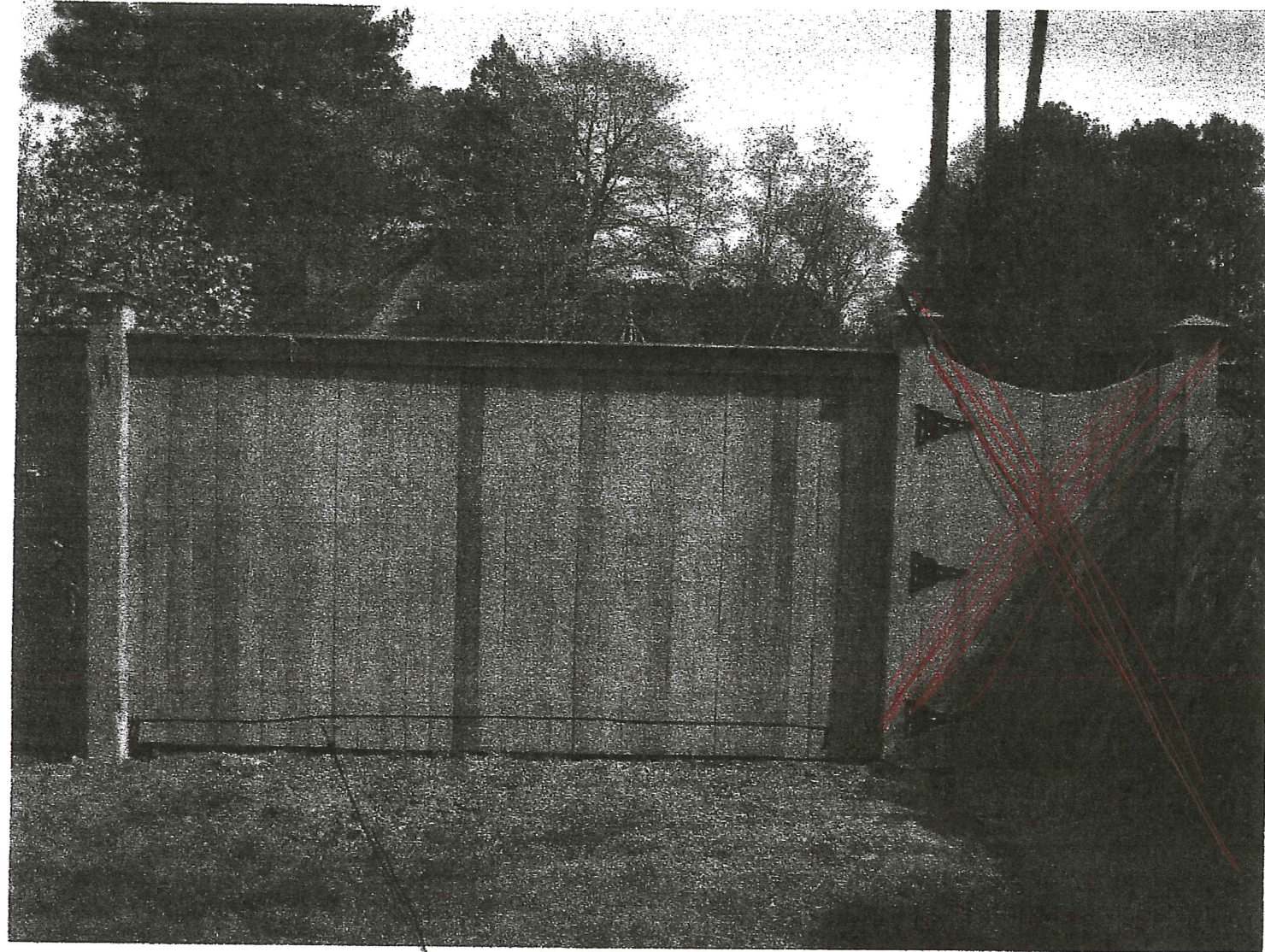
EXTERIOR ELEVATIONS

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**A6.1**





6ft high

wood trim to bottom also  
natural posts.

Fence Design - September 2016



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Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2016-201

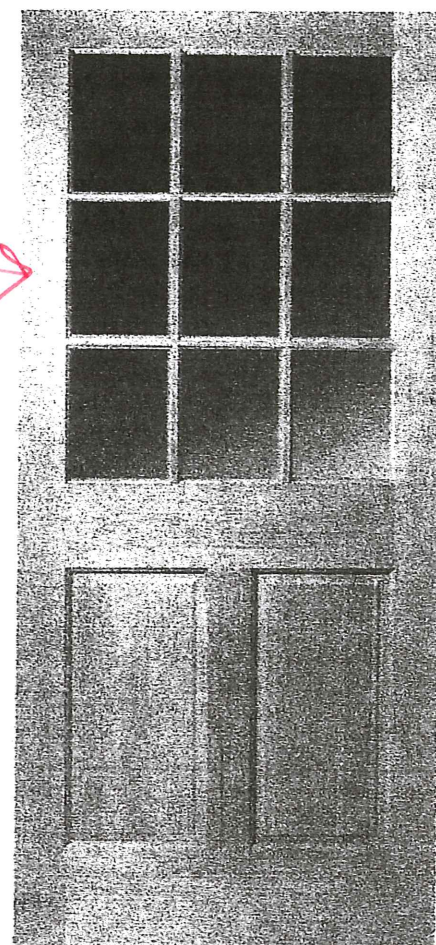
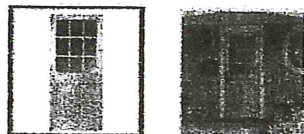




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## Masonite 2-Panel Solid Wood Core 9-Lite Hem Fir Unfinished Slab Entry...X



*no guide*

Today at Central  
Charlotte  
Lowe's!

*Door Design - September 2016*



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Certificate of Appropriateness

*# 2016-201*

Aisle 18 , Bay 6  
In-Store Map

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