



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-241

DATE: October 17, 2016

ADDRESS OF PROPERTY: 300 West Park Avenue

TAX PARCEL NUMBER: 11908710

HISTORIC DISTRICT: Wilmore

OWNER(S): Robert and Kelly St. Louis

DETAILS OF APPROVED PROJECT: The project is the construction of a new single family house. The front setback is approximately 20 feet to the front porch and the building height is approximately 27'-5" measured from grade. Porch deck is T&G installed perpendicular to the front wall. Exterior materials are brick and wood siding (lap and cedar shake). Windows are wood with simulated true divided lights (STD L) with wood trim.

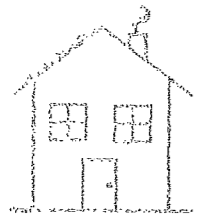
The project was approved by the Historic District Commission October 12, 2016.

- 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



APPROVED

Charlotte
Historic Districts
Commission

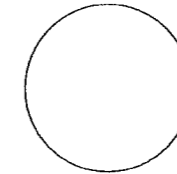
Certificate of Appropriateness

2016-241

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 41-30 recording requirements.

This ____ day of _____, 2015.

NON-CERTIFIED CAD DRAWING
REFER TO SIGNED AND SEALED
PDF DATED MARCH 5, 2015
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



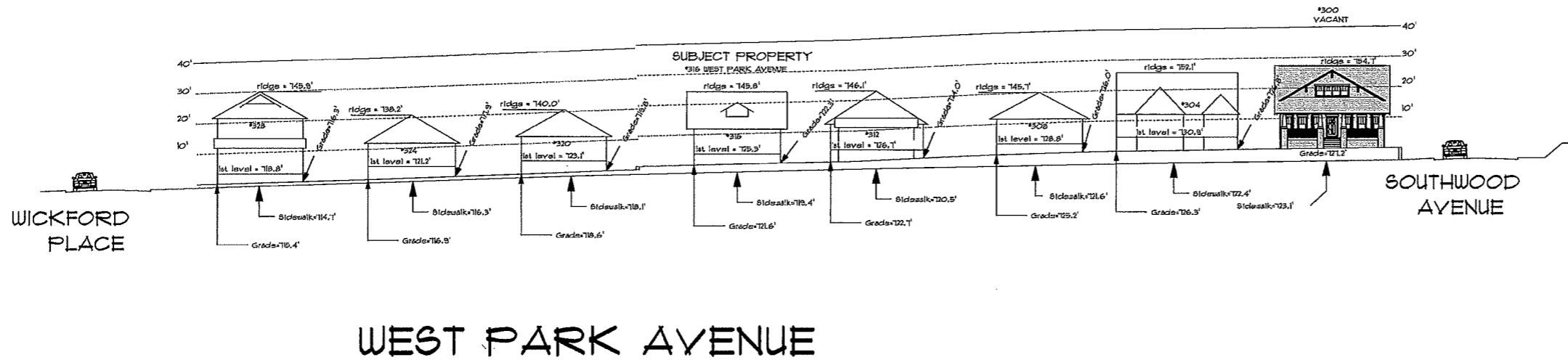
SCALE: 1" = 20'-0"
DRAWN BY: BR, KR
DATE: Monday, October 17, 2016

TWENTY ONE
HOME DESIGN
WAXHAM, NC
704-401-6159

THIS COPYRIGHTED DESIGN IS THE
SOLE PROPERTY OF TWENTY ONE
HOME DESIGN AND MAY NOT BE
USED OR REPRODUCED WITHOUT A
WRITTEN CONSENT OF
TWENTY ONE HOME DESIGN

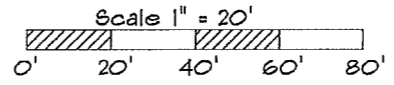
ST. LOUIS RESIDENCE
300 W. PARK AVE.
Charlotte
North Carolina

PAGE:
1
STREET VIEW



A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm License Number C-1054

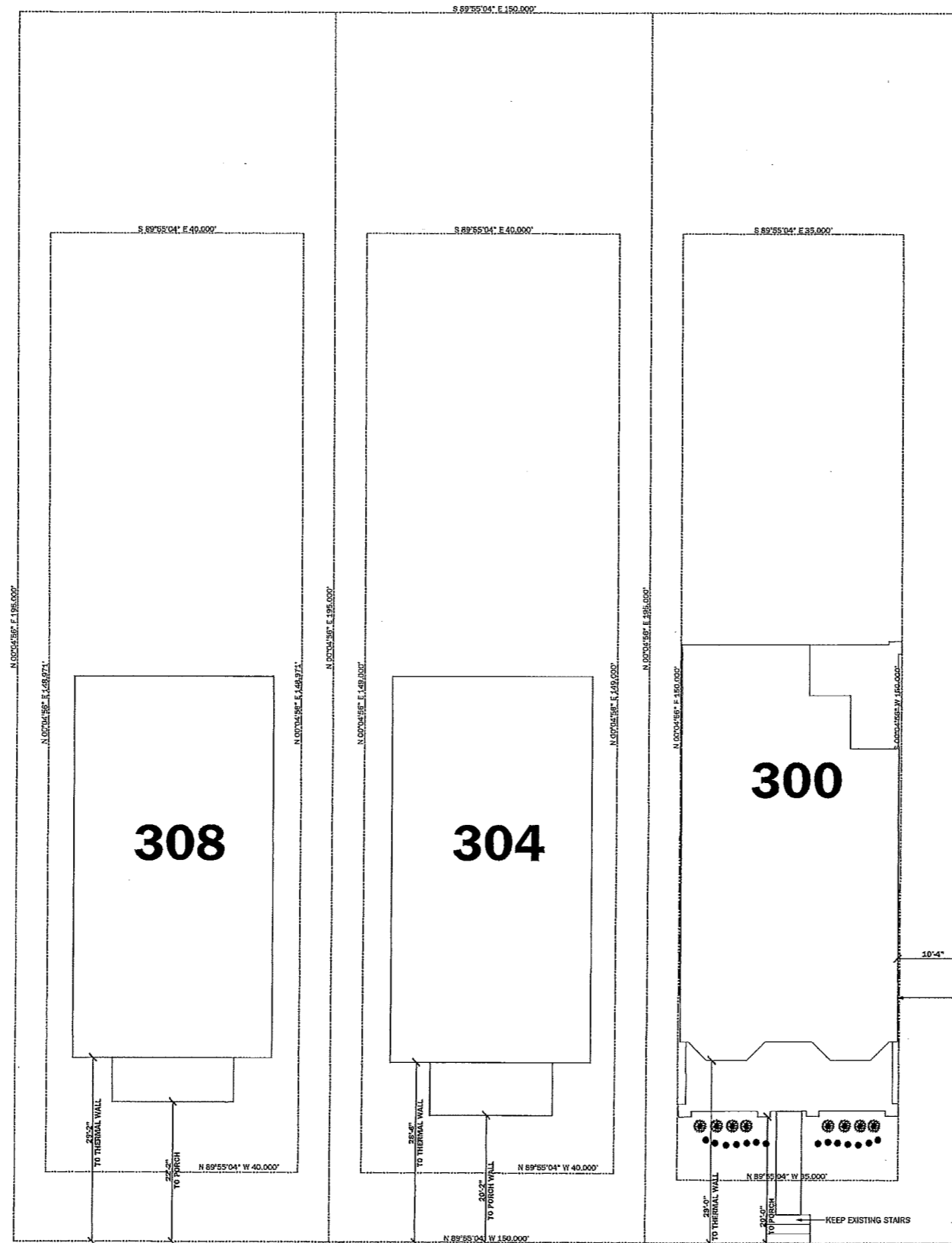
Copyright 2015
 Building Heights Sketch of
300 BLOCK of WEST PARK AVENUE
 FACING NORTHEAST
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 March 04, 2015



PAGE SIZE 24"X36"

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINA/VA MFS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
7. ALL ANGLED WALLS ARE 45 DEGREE, U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAIN AT 3-1/2" SLOPE, U.N.O.



SOUTHWOOD AVE.

W. PARK AVE.

ALL MEASUREMENTS ARE FROM BACK OF SIDEWALK

APPROVED
 Charlotte
 Platsville District
 Commission
 Certificate of Appropriateness
 # 2016-241

MEMBER
A B D
 AMERICAN INSTITUTE OF
 BUILDING DESIGN

TWENTY ONE
 HOME DESIGN
 WAXHAM, NC
 704-401-6159

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN

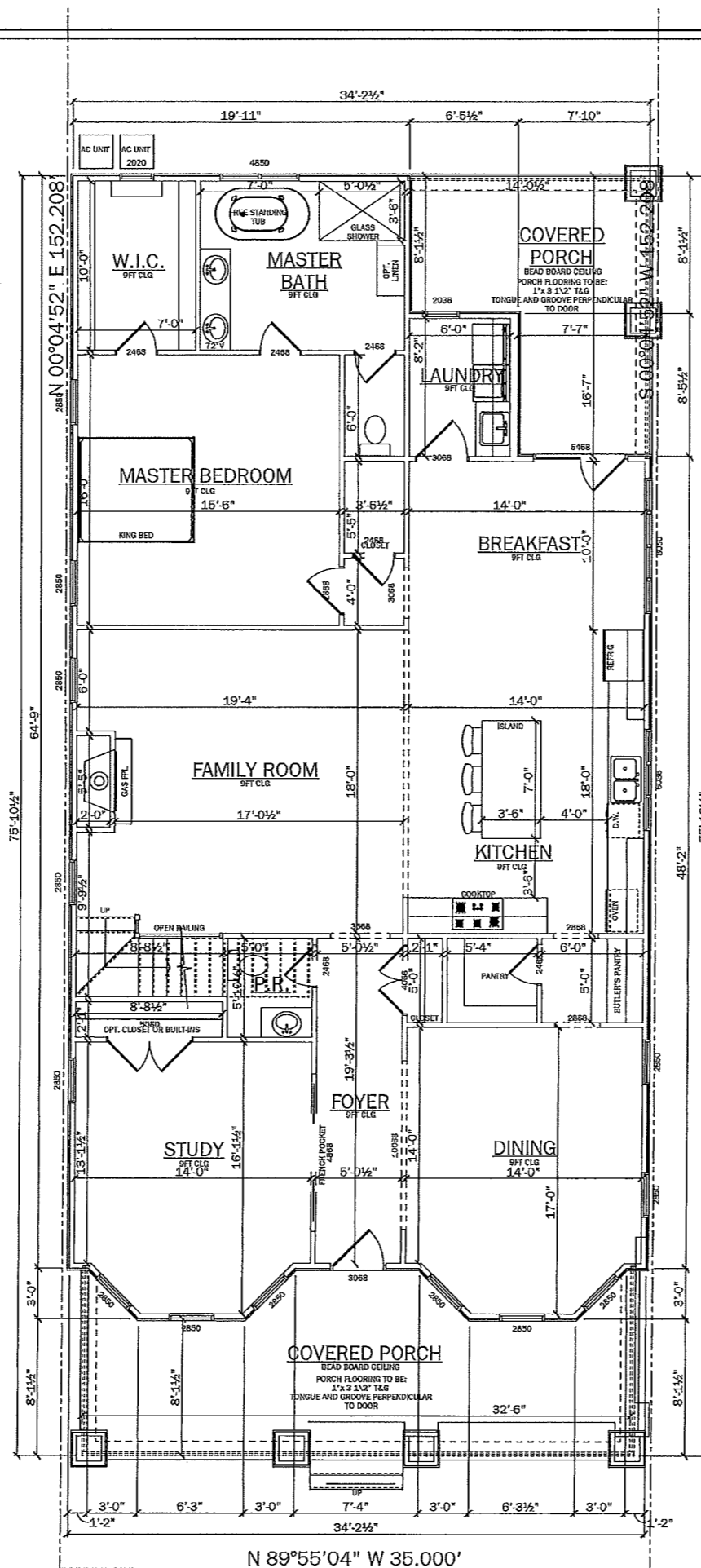
ST. LOUIS RESIDENCE
 300 W. PARK AVE.
 Charlotte
 North Carolina

PAGE: **2**
 SAMPLE SITE

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINALLY M.F.S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
7. ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAWN AT 3/4" WIDE, U.N.O.

N 00°04'56" E 15'



S 00°04'56" W 15'

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # 201-241

MEMBER
A I B D
 AMERICAN INSTITUTE OF
 BUILDING DESIGN

TWENTY ONE
 HOME DESIGN
 WAXHAM, NC
 704-401-6159


THIS COPYRIGHTED DESIGN IS THE
 SOLE PROPERTY OF TWENTY ONE
 HOME DESIGN AND MAY NOT BE
 USED OR REPRODUCED WITHOUT A
 WRITTEN CONSENT OF
 TWENTY ONE HOME DESIGN

ST. LOUIS RESIDENCE
 300 W. PARK AVE.
 Charlotte
 North Carolina

Sq Footage	
FIRST FLOOR	2086
SECOND FLOOR	985
TOTAL HEATED	3071
FRONT PORCH	311
REAR PORCH	181
TOTAL UNDER ROOF	3563

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINAIA HP'S.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
7. ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAIN AT 3/2" WIDE, U.N.O.



 APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # 2016-241

MEMBER
A I B D
 AMERICAN INSTITUTE OF
 BUILDING DESIGN

TWENTY ONE
 HOME DESIGN
 WAXHAM, NC
 704-401-6159

THIS COPYRIGHTED DESIGN IS THE
 SOLE PROPERTY OF TWENTY ONE
 HOME DESIGN AND MAY NOT BE
 USED OR REPRODUCED WITHOUT A
 WRITTEN CONSENT OF
 TWENTY ONE HOME DESIGN

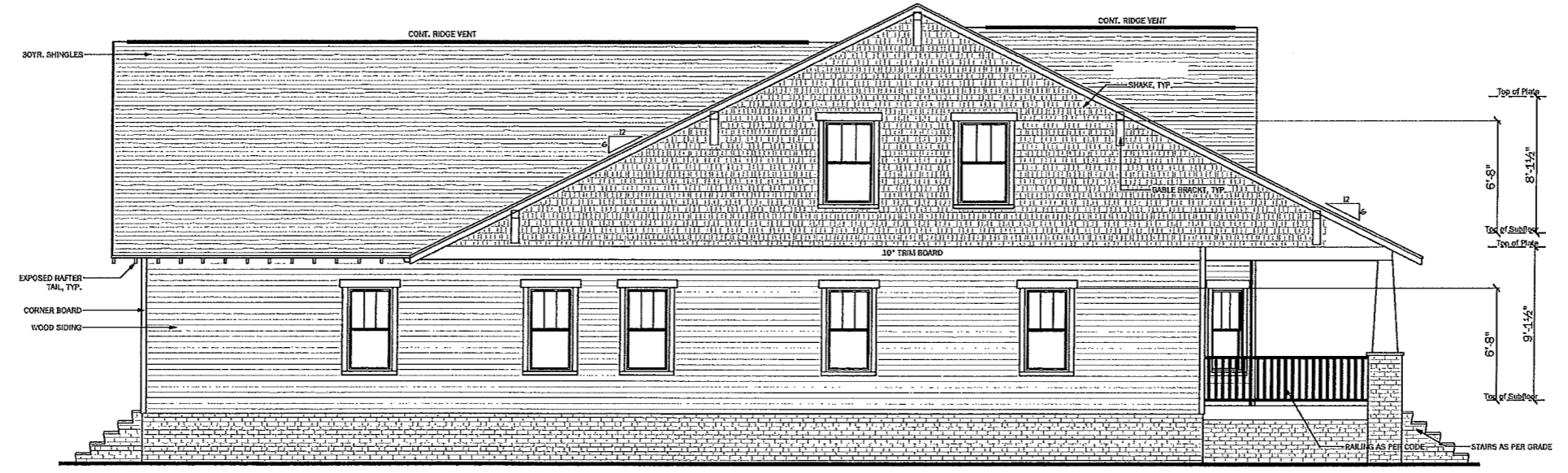
ST. LOUIS RESIDENCE
 300 W. PARK AVE.
 Charlotte
 North Carolina



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATION NOTES:


- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE 3/4"X8" SELECT CEDAR SIDING
- 1"X6" SELECT CEDAR TRIM BOARDS
- SHAKE TO BE SELECT CEDAR SHAKE
- AT SIDING TO CORNER BOARD INTERSECTIONS: MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY



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

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FINALLY MPB.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
7. ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAIN AT 3/16" WIDE, U.N.O.



APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # 2016-241

MEMBER
A I B D
 AMERICAN INSTITUTE of
 BUILDING DESIGN

TWENTY ONE
HOME DESIGN
 WAXHAM, NC
 704-401-6159

THIS COPYRIGHTED DESIGN IS THE
 SOLE PROPERTY OF TWENTY ONE
 HOME DESIGN AND MAY NOT BE
 USED OR REPRODUCED WITHOUT A
 WRITTEN CONSENT OF
 TWENTY ONE HOME DESIGN

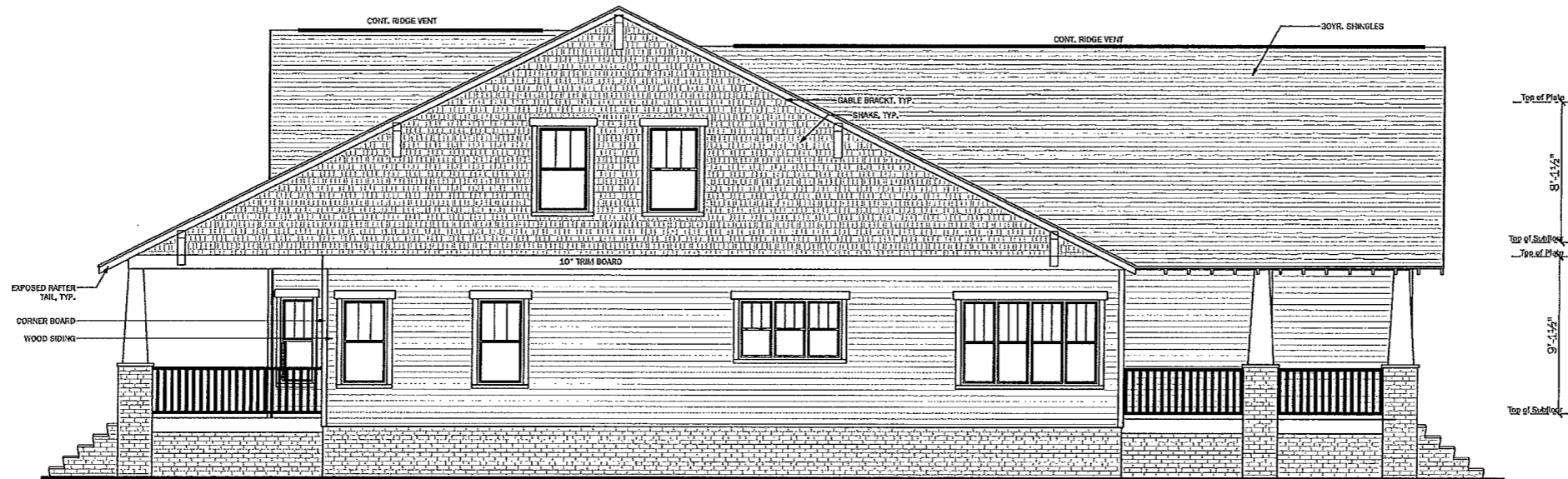
ST. LOUIS RESIDENCE
 300 W. PARK AVE.
 Charlotte
 North Carolina



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATION NOTES:


- ALL WINDOWS TO BE WOOD WITH PAINTABLE SIMULATED DIVIDED LIGHT (SDL)
- SIDING TO BE 3/4"X6" SELECT CEDAR SIDING
- 1"X6" SELECT CEDAR TRIM BOARDS
- SHAKE TO BE SELECT CEDAR SHAKE
- AT SIDING TO CORNER BOARD INTERSECTIONS: MAINTAIN 1/4" REVEAL, PACKOUT CORNER BOARDS ACCORDINGLY

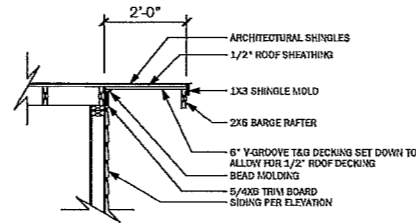


RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

GENERAL NOTES

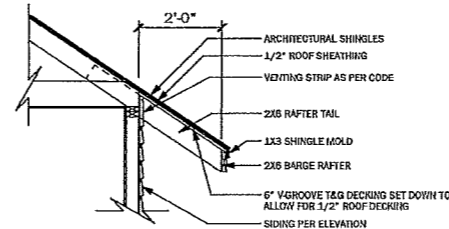
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND PLANNING ACTS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND RESPONDING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION.
7. ALL ANGLED WALLS ARE 45 DEGREES, U.N.O.
8. ALL OPENINGS ARE CENTERED IN WALL OR 4" FROM CORNER, U.N.O.
9. FRAME WALLS ARE DRAWN AT 3/4" WIDE, U.N.O.


 APPROVED
 Charlotte
 Highways District
 Commission
 Certificate of Appropriation
 # 2016-241



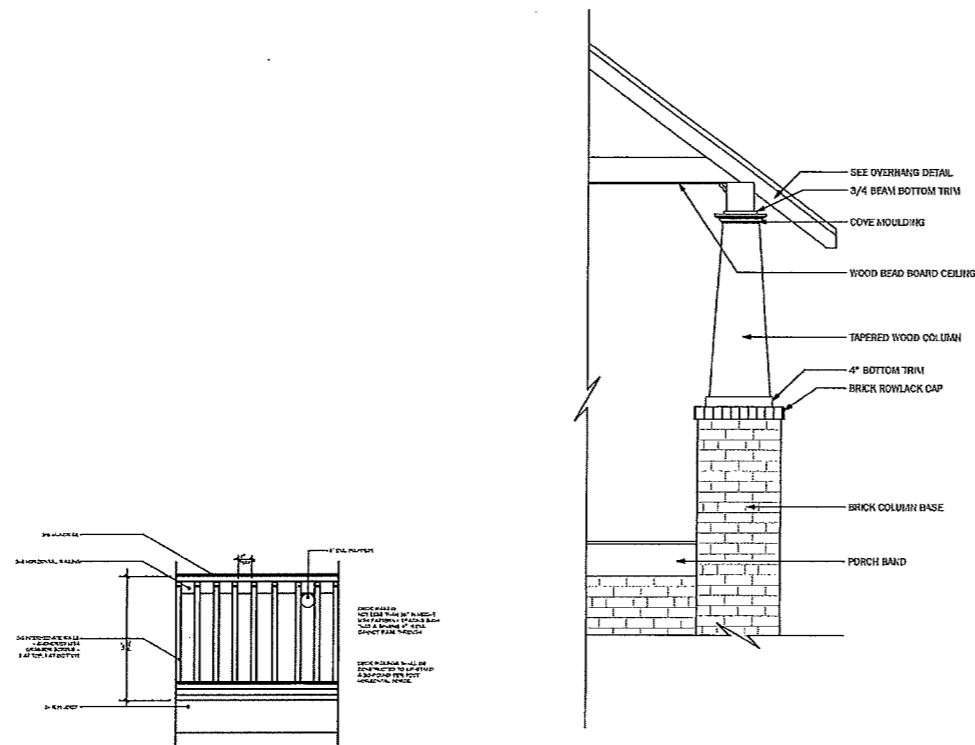
RAKE OVERHANG DETAIL

SCALE: 1/2" = 1'-0"



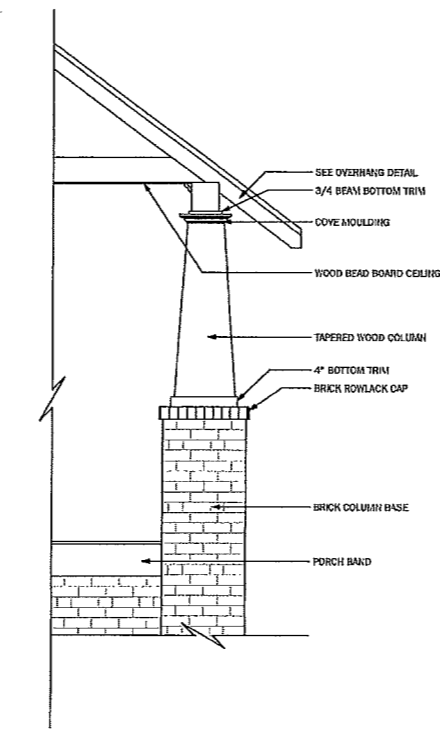
SLOPED OVERHANG DETAIL

SCALE: 1/2" = 1'-0"



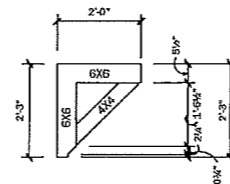
RAILING DETAIL

SCALE: 1/2" = 1'-0"



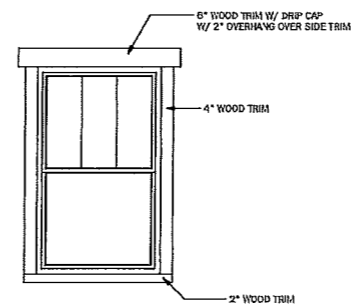
PORCH POST DETAIL

SCALE: 1/2" = 1'-0"



BRACKET OVERHANG DETAIL

SCALE: 1/2" = 1'-0"



WINDOW TRIM DETAIL

SCALE: 1/2" = 1'-0"

MEMBER
A I B D
 AMERICAN INSTITUTE of
 BUILDING DESIGN

TWENTY ONE
 HOME DESIGN
 MAXHAM, NC

704-401-6159

THIS COPYRIGHTED DESIGN IS THE SOLE PROPERTY OF TWENTY ONE HOME DESIGN AND MAY NOT BE USED OR REPRODUCED WITHOUT A WRITTEN CONSENT OF TWENTY ONE HOME DESIGN.

ST. LOUIS RESIDENCE

300 W. PARK AVE.
 Charlotte
 North Carolina

PAGE: **7**
 DETAILS