



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00728

DATE: 22 December 2017

ADDRESS OF PROPERTY: 226 West Park Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11908821

OWNER(S): Sandra Nowak

APPLICANT: Matt Johnson

DETAILS OF APPROVED PROJECT: The project is a small rear addition. A small non-historic addition measuring approximately 8' x 30' will be removed and a new slightly larger addition will be added to the rear of the house. The new addition will measure approximately 14' x 30', see attached exhibit labeled 'Site Plan – December 2017.' Materials will match existing in detail and dimensions, including the wood lap siding with a 5' reveal, window and door casings, and all other trim details. The new windows and doors will be Jeld-Wen wood with Simulated True Divided Light (STD L) molded muntins in pattern to match existing. A vertical trim band will be added along the right elevation to delineate where the original house ends and the new addition begins, see attached exhibit labeled 'Right Elevation – December 2017.' No changes will be made to the front elevation. See attached exhibits labeled 'Left Elevation – December 2017,' and 'Rear Elevation – December 2017.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards including additional that are neither taller nor wider and do not represent a build-out of more than 50% additional square footage.
2. This application is in compliance with Policy & Design Guidelines based on location of proposed work.

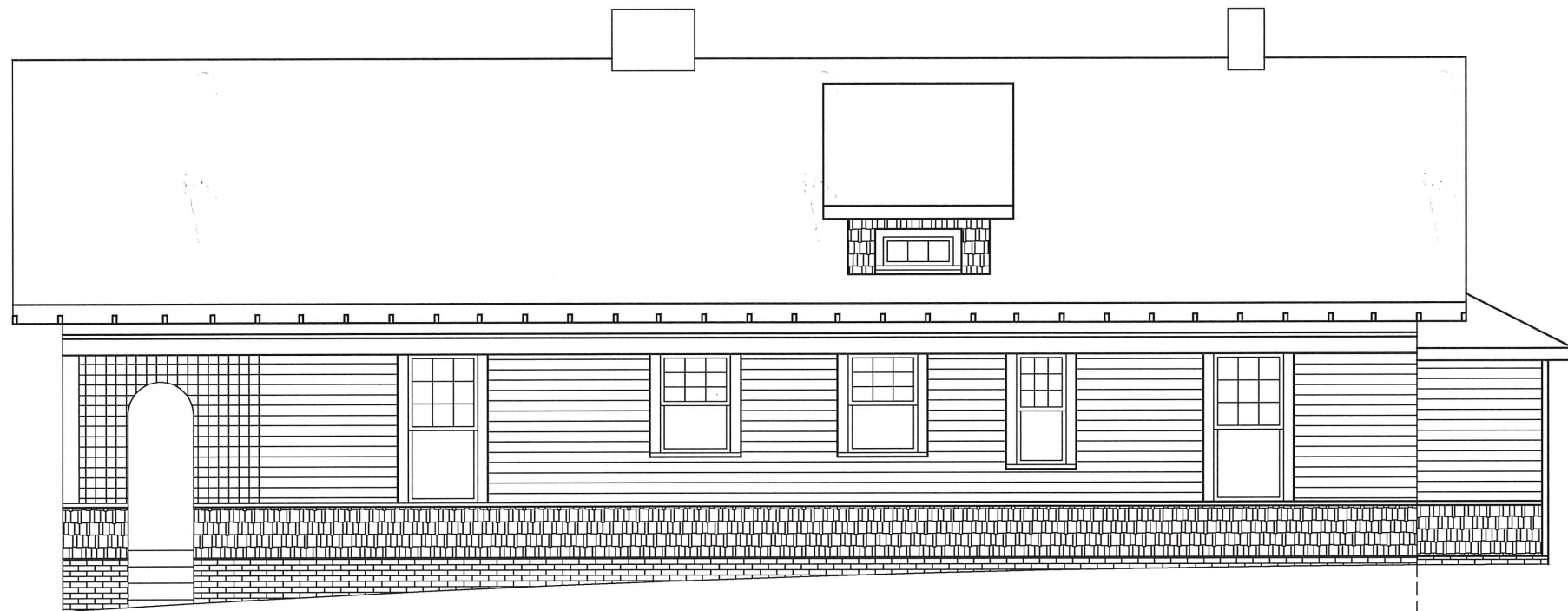
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are 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
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

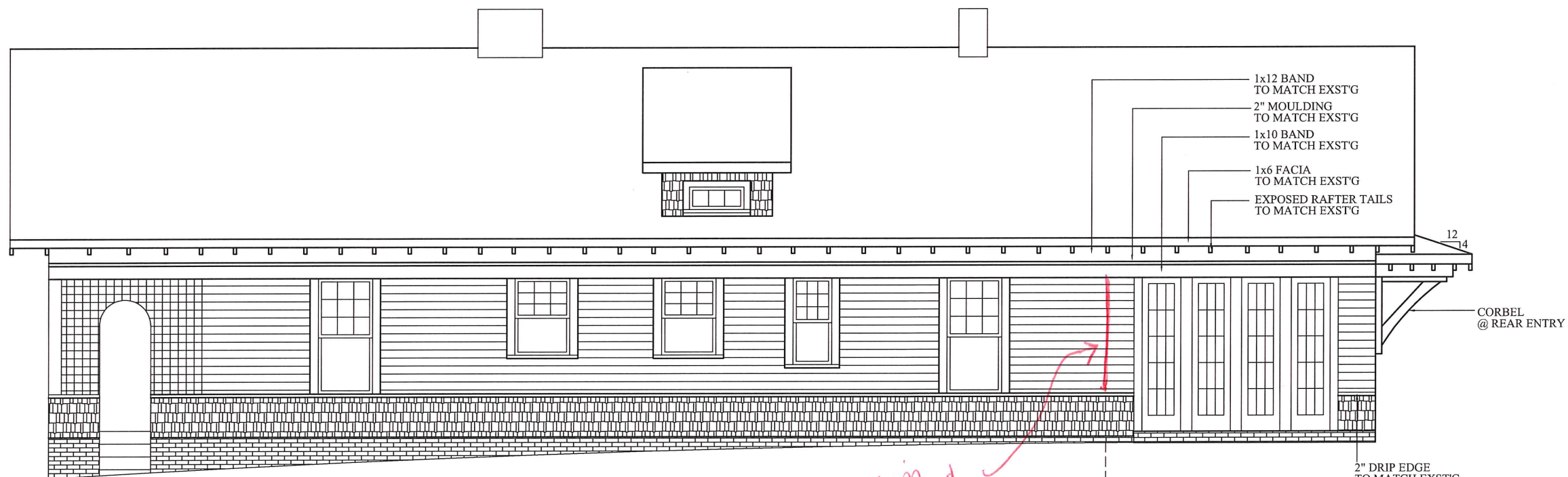
Staff

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600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
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1 RIGHT ELEVATION - AS BUILT
A4 SCALE: 1/4" = 1'-0"

EXISTING HISTORIC X UNPERMITTED WORK
ca. 2004 TO BE REMOVED



2 RIGHT ELEVATION - RENOVATED
A4 SCALE: 1/4" = 1'-0"

EXISTING HISTORIC X NEW CONSTRUCTION

Trim Band

2" DRIP EDGE
TO MATCH EXST'G

CORBEL
@ REAR ENTRY

2³

DRAFTSMAN
+ DESIGN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC 28203
704.609.3253

PROPOSED RENOVATIONS/ADDITIONS
NOWAK RESIDENCE
226 W. PARK AVE
CHARLOTTE, NC 28203

SHEET:

A4

JAN 2017

REV:

Right Elevation December 2017

2³

DRAFTSMAN
+ DESIGN

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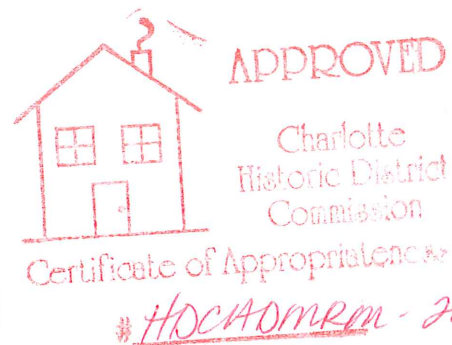
PROPOSED RENOVATIONS/ADDITIONS
NOWAK RESIDENCE
226 W. PARK AVE
CHARLOTTE, NC 28203

SHEET:

A5

JAN 2017

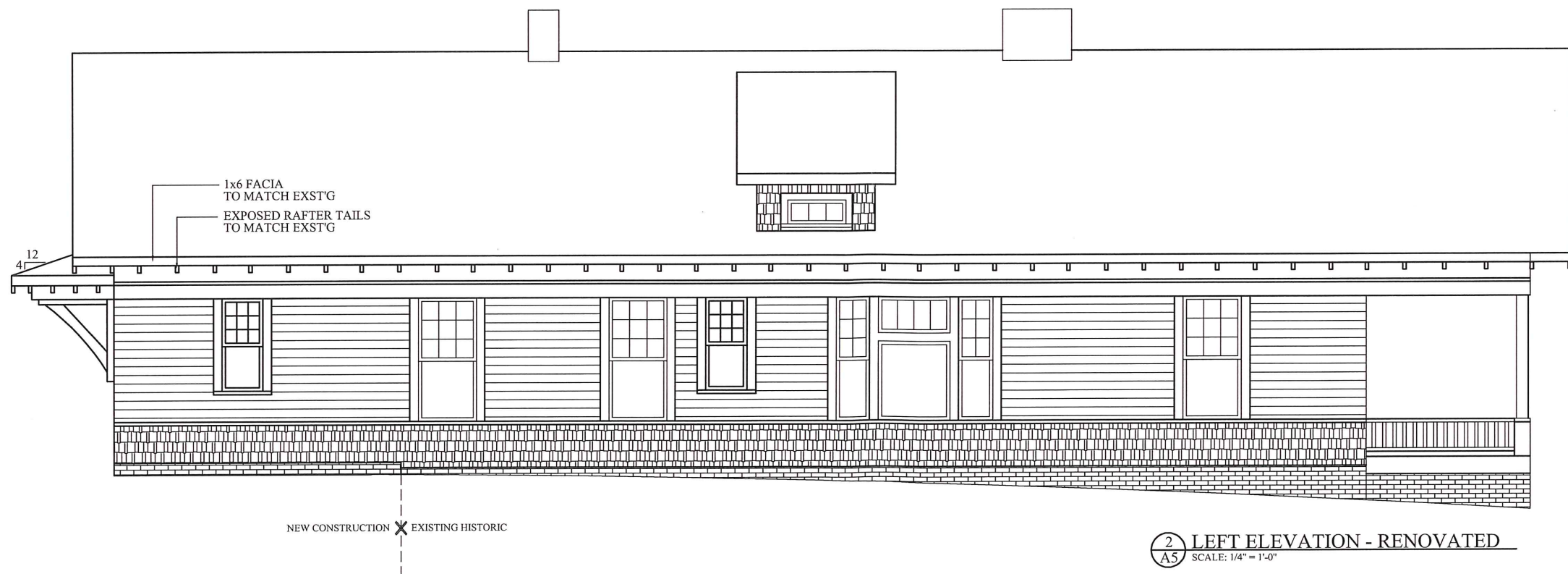
REV:



UNPERMITTED WORK
ca. 2004 TO BE REMOVED

EXISTING HISTORIC

1 LEFT ELEVATION - AS BUILT
A5 SCALE: 1/4" = 1'-0"



NEW CONSTRUCTION

EXISTING HISTORIC

2 LEFT ELEVATION - RENOVATED
A5 SCALE: 1/4" = 1'-0"

Left Elevation December 2017

2³

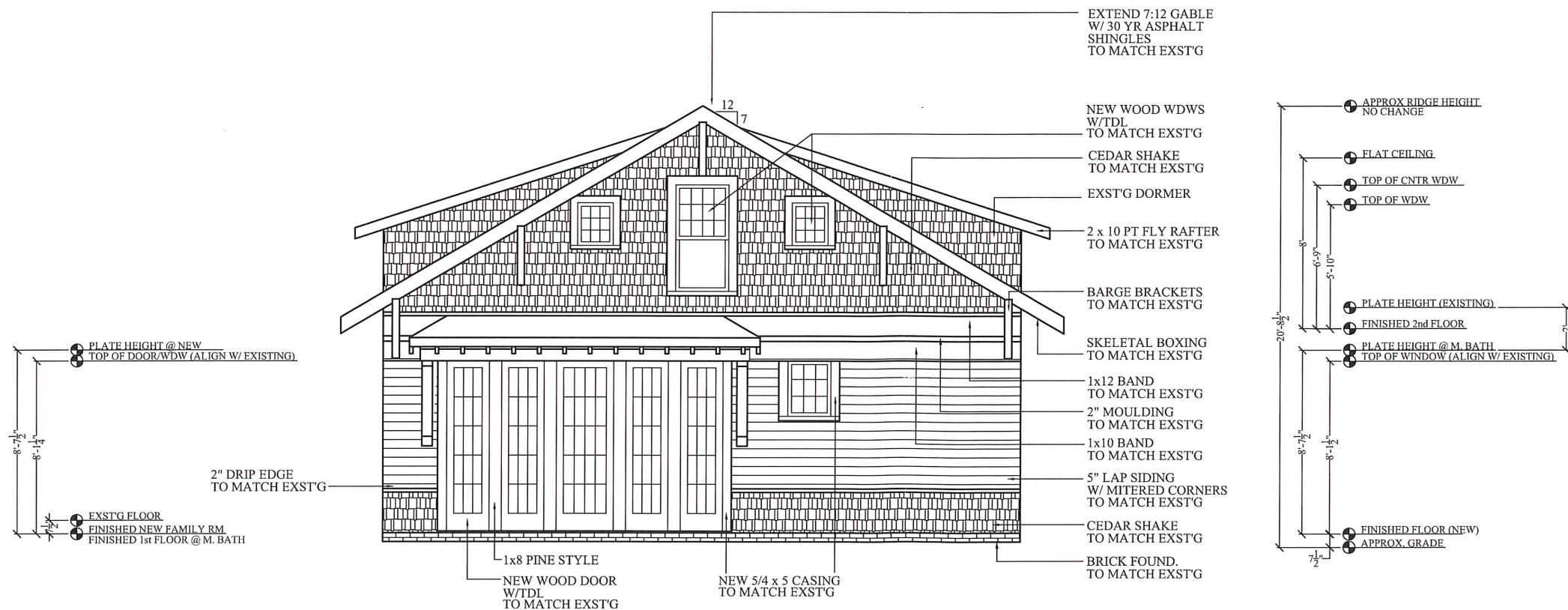
DRAFTSMAN

+ DESIGN

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704.609.3253



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



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

Rear Elevation - December 2017

PROPOSED RENOVATIONS/ADDITIONS
NOWAK RESIDENCE
226 W. PARK AVE
CHARLOTTE, NC 28203

SHEET:

A3

JAN 2017

REV: