



**CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMRM-2018-00591 **DATE:** 19 October 2018

**ADDRESS OF PROPERTY:** 2026 Thomas Ave

**HISTORIC DISTRICT:** Plaza-Midwood

**TAX PARCEL NUMBER:** 08119715

**OWNER(S):** Adrian Hurst & Meghan Peiffer

**APPLICANT:** Zack K Alsentzer

**DETAILS OF APPROVED PROJECT:** Changing a set of French doors into windows to match existing. Rear Elevation.

- Remove existing french doors | trim work | siding | framing of areas effected by water infiltration. New wood siding to match existing in material, design, & dimension
- Remove existing stained wood deck outside of master bedroom
- Replace French doors with new painted wood double hung windows w/ Simulated True Divided Light (STD L) muntin pattern to match existing. Center windows and match existing window height
- See attached exhibit labeled "Rear Elevation – October 2018"

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval page 2.6: Work in Rear Yards/Replacement Windows & Doors

2. This application is in compliance with Design Guidelines for New Windows (page 4.12-4.14)

- 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

LEAVE Elevation - OCT. 2018

GENERAL NOTES:

1. MATERIAL MATERIALS AND DETAILS TO EXISTING CONDITIONS, VIF.
2. OF MUST VERIFY EXISTING CONDITIONS AND MATERIALS TO REMOVAL, AND MUST NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ANY DISCREPANCIES OR INCORRECT ASSUMPTIONS SHOWN IN THE PROPOSED DESIGN DRAWINGS PRIOR TO MOVING AHEAD WITH WORK.
3. STRUCTURAL ENGINEERING IS BY OTHERS, AND IS NOT INDICATED OR LAYED ON THIS SHEET.
4. ALL WORK SHALL BE IN ACCORDANCE WITH BUILDING CODES AND BEST PRACTICES WITHIN THE PROFESSION.
5. THIS SHEET IS FOR REFERENCE PURPOSES ONLY. SEE STRUCTURAL ENGINEERING FOR FRAMING SPECS.



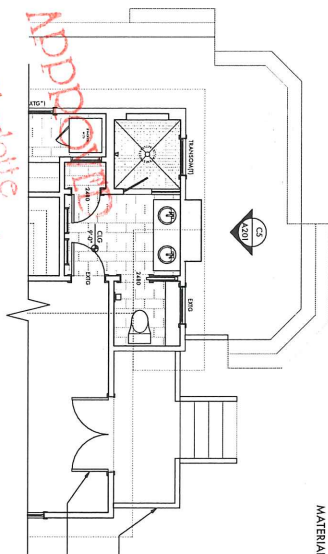
EXISTING WINDOW/TRIM/SIDING DETAIL: MATCH NEW WINDOWS W/ EXISTING MATERIALS AND DETAILS, VIF



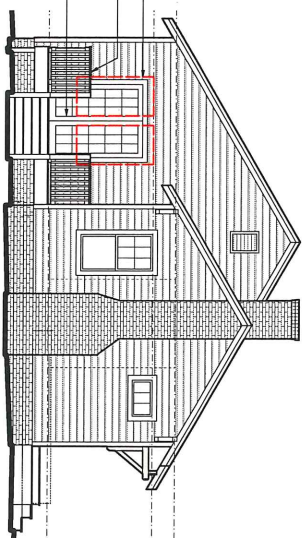
EXISTING REAR ELEVATION: REMOVE FRENCH DOORS AND SMALL DECK BELOW FRENCH DOORS



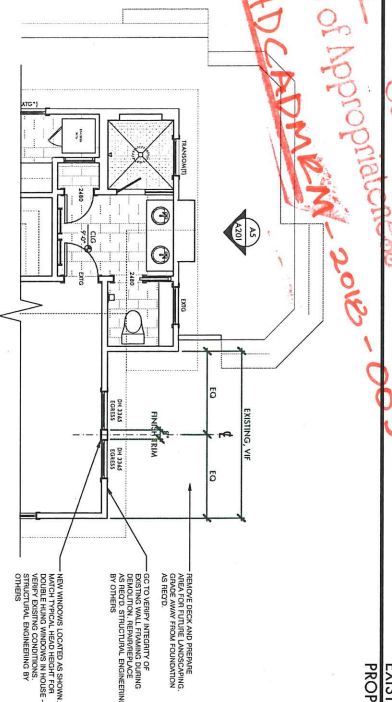
EXISTING FRONT FOR RECORD: MATCH EXISTING DETAILS, VIF



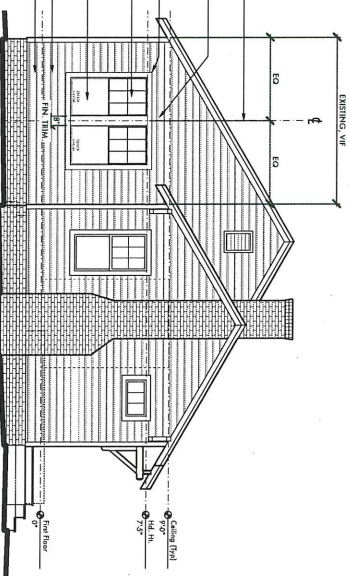
C1 Partial Floor Plan - EXISTING  
Scale: 1/4" = 1'-0"



C5 Rear Elevation - EXISTING  
Scale: 1/4" = 1'-0"



C1 Partial Floor Plan - PROPOSED  
Scale: 1/4" = 1'-0"



A5 Rear Elevation - PROPOSED  
Scale: 1/4" = 1'-0"

**alter**  
ARCHITECTS

The Alter Architect's Studio, PLLC  
1821 Logie Avenue  
Charlotte, NC 28205  
alterarchitects.com  
ph: 704.577.3632

NOT FOR CONSTRUCTION

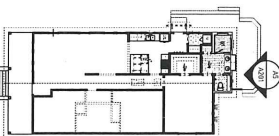
2026 Thomas Avenue  
Home Interior Remodel

Prepared for: Hagman & Adkins Hurl

Project number: 2024 Thomas Ave. Remodel / 07001

CAD File Name: 2024 Thomas Ave. Remodel.rvt

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Mod. Date: 10/18/2018

Description: HCC APPLICATION

Rear Elevation  
Existing & Proposed

A201