



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00126

DATE: 11 March 2019

ADDRESS OF PROPERTY: 323 Rensselaer Ave

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12302804

OWNER(S): William & Alicia Allman

DETAILS OF APPROVED PROJECT: Screen Porch. The project is an addition to an existing rear porch that is no taller or wider than the original building and meets all required set-backs. The new addition footprint measures approximately 21'-0"x 23'-0" and includes the existing porch. The addition will be wood with fixed screens and wood doors. The existing gable roof will extend over the new addition on the left, with a shed style extending over the addition to the right. All trim and roof details will be wood and match existing. The flooring and ceiling will be wood tongue and groove. Two exterior wood stairs will be added and the existing stairs removed. Stair one will be added to the left elevation and stair two will be a double stair on the rear elevation. The railing will be constructed of wood with wire cable baluster. 0'-1" square lattice will be added beneath the porch area. A new Zircon gas fireplace will be added to the space. Post-completion the rear yard permeable space will be approximately 85%. See attached plans labeled 'Porch Design – March 2019' **This COA does not approve the uses of EZ Breeze.**

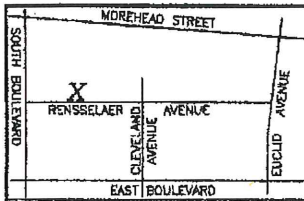
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.9.
2. This application is in compliance with the Policy & Design Guidelines for Additions, page 7.1

- 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

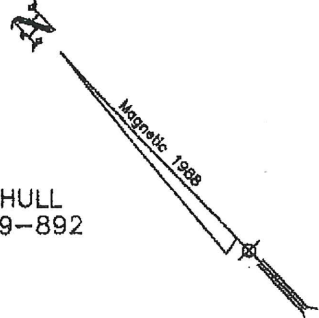

Staff



I certify that this map was drawn under my supervision from an actual survey made under my supervision (record description recorded in Deed Book or Map Book as shown); that the boundaries not surveyed are indicated as drawn from information in Deed Books and Map Books as shown; that the ratio of precision is better than 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1800). This 28th day of April, 2015.

This survey does not benefit from a complete examination of title.

J. Martin Zoutewelle, PLS L-3498



Notes:
 Parcel is subject to City of Charlotte
 0-2 zoning standards.
 Setbacks shown per 0-2 standards
 for a detached residence.
 Building measurements taken to
 outside walls at main floor level.
 Area of Lot 7 is 0.136 acres by
 the coordinate method.

J.R. SHULL
 DB 5899-892

Proposed

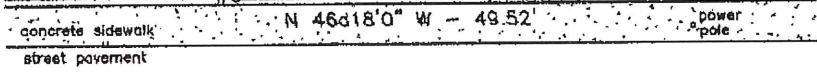
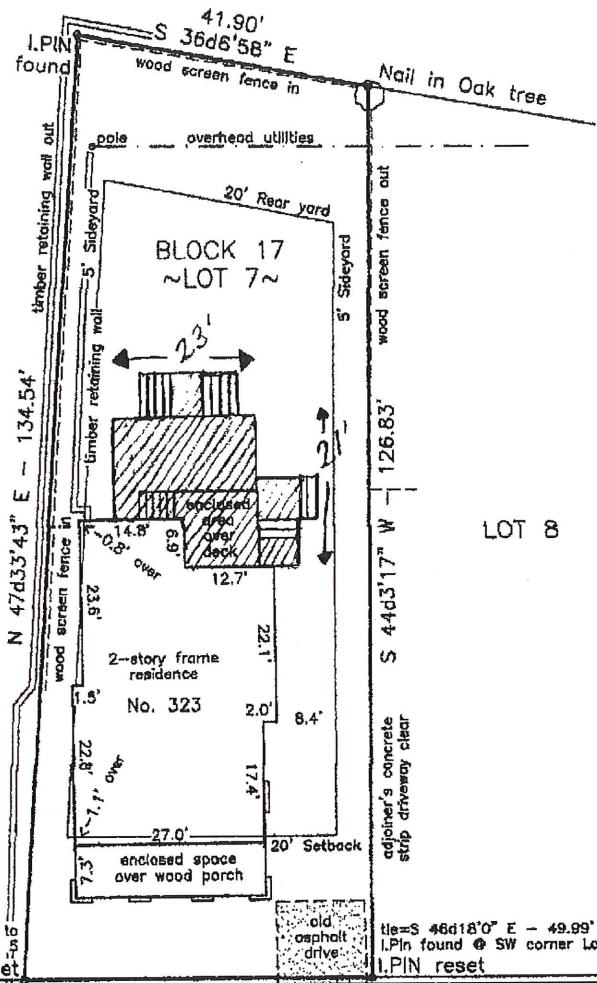
J.R. SHULL
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APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness

#HDCADM-7
 2019-000126

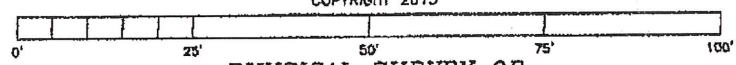
Porch DESIGN
MARCH 2019



RENSSELAER AVENUE

40' Public R/W

COPYRIGHT 2015



PHYSICAL SURVEY OF
 LOT 7 BLOCK 17 of DILWORTH
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

certified to:
JASON & ALICIA ALLMAN

Description Taken From Map Book 230, Page 60
 Scale 1" = 20'
 April 28, 2015

J. Martin Zoutewelle L-3498, Zoutewelle Land Surveyors, PC C-3764, 1123 Shadowbrook Lane, Charlotte, NC 28211 704-910-2329

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Charlotte
Historic District
Commission

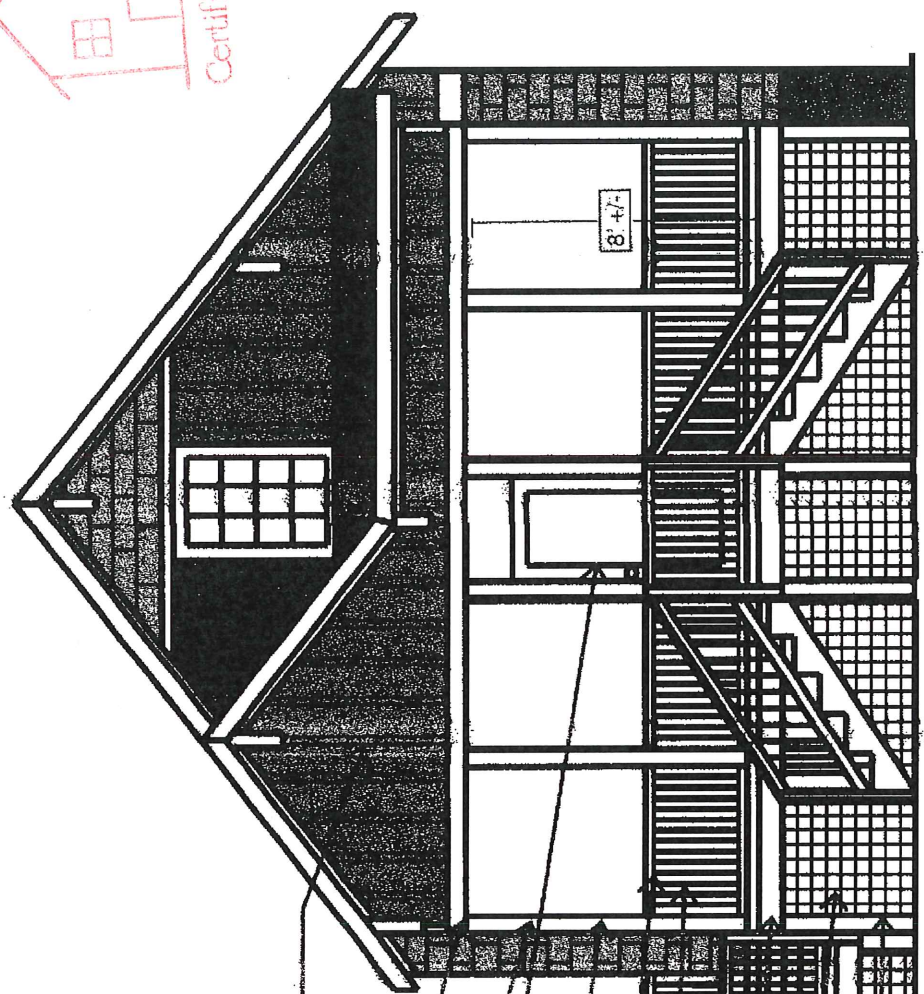
Certificate of Appropriateness

HDC AD MEM

2019 - 000126

Porch Design

March 2019



Boxing, siding, roofing to match home

Beam, paint

Fixed screens

Wood door

6" Cox, Paint

2x4, PT, Paint

Aluminum cable

Beam, paint

Square lattice, Stain

6x6, PT, Stain

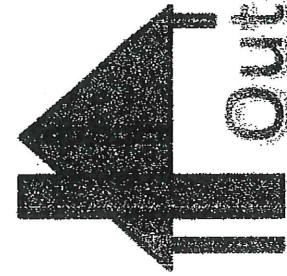
ALLMAN

SCREEN PORCH

Drawn by: *DHL* Date: 11/5/18

Client approval:

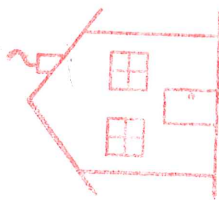
X



Outdoor
Leisure



Porches. Decks. Hardscapes.



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Certificate of Appropriateness

#HDCADM-11-000126

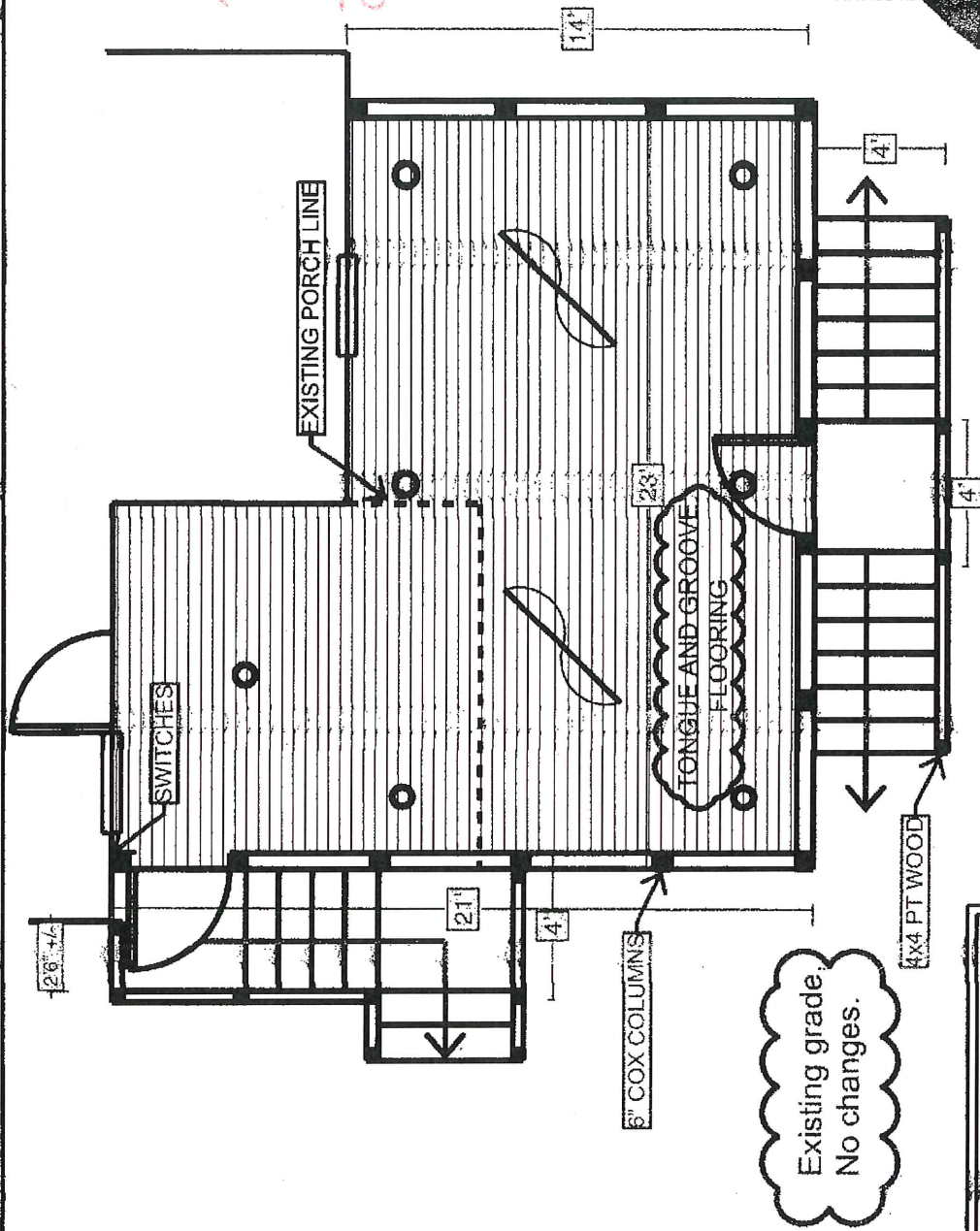
2019 - 000126

Porch Design
March 2019



Outdoor
Leisure

Porches. Decks. Hardscapes.



Existing grade.
No changes.

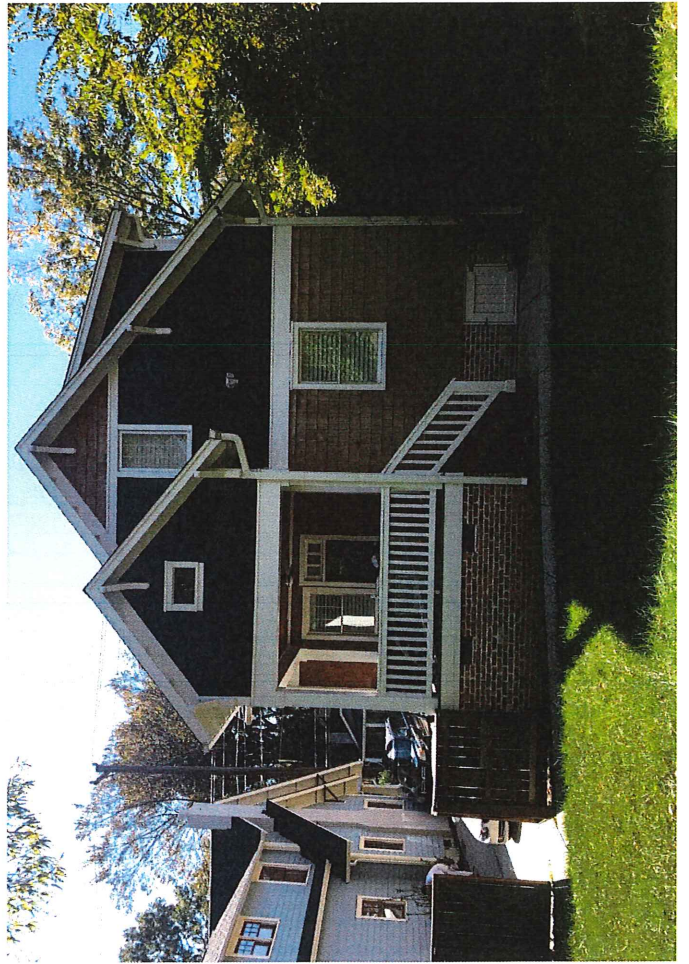
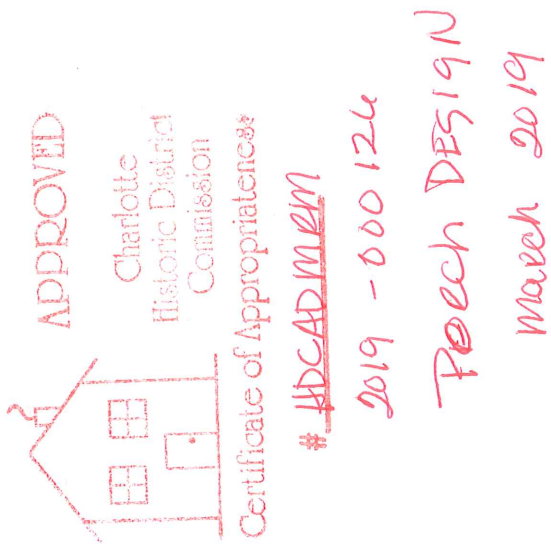
ALLMAN

SCREEN PORCH

Drawn by: *DHL* Date: 11/5/18

Client approval:

X



Malm Fireplaces, Inc.

368 Yolanda Avenue
Santa Rosa, Ca 95404
(707) 523-7755 - Fax: (707) 571-8036
info@malmfireplaces.com

Gas Zircon 34



ANSI Z21.50
CSA 2.22 -2014

Assembly And Installation Instructions LEAVE THESE INSTRUCTIONS WITH THE OWNER.

Listed Vented Decorative Gas Appliance



Shown with optional porcelain base.



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ADMM-2019-000126
Porch DESIGN
MARCH 2019

FOR YOUR SAFETY

Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.

FOR YOUR SAFETY WHAT TO DO IF YOU SMELL GAS

- Open Windows
- Do not try to light any appliance.
- Do not touch any electrical switch; do not use any phone in your building.
- Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
- If you cannot reach your gas supplier; call the fire department.

WARNING: Improper installation, adjustment, alteration, service or maintenance can cause injury or property damage. Refer to this manual. For assistance or additional information consult a qualified installer; service agency or the gas supplier.

Do not use this appliance if any part has been under water. Immediately call a qualified service technician to inspect the heater and replace any part of the control system and any gas control that has been under water.

This appliance is not for use with glass doors.