



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00201

DATE: 16 April 2019

ADDRESS OF PROPERTY: 1614 Belvedere Ave

HISTORIC DISTRICT: Plaza-Midwood

TAX PARCEL NUMBER: 08119714

OWNER(S): Jonathan & Julie McGinnis

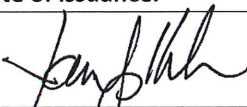
APPLICANT: Alter Architects


DETAILS OF APPROVED PROJECT: The project is a rear addition, that is no taller or wider than the original building. The existing mudroom will be removed. The new addition footprint measures approximately 17'-8" x 24'-0" and will tie in beneath the existing ridge. The right-side addition will project 6' as heated space and then convert to a covered/screen porch. The porch will include painted wood square column w/ base & capital details to match existing front stoop. The screen porch will be all wood with a wood door. The left-side addition will be painted wood plank siding with a 0'-6" exposure and wood windows. All corner boards, trim and roof details will be wood with a brick foundation. All windows will be painted wood double-hung, Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. Post-completion the rear yard permeable space will be 70%. See attached plans.

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
3. *If changes to the approved plans are needed, please contact staff as soon as possible. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines*

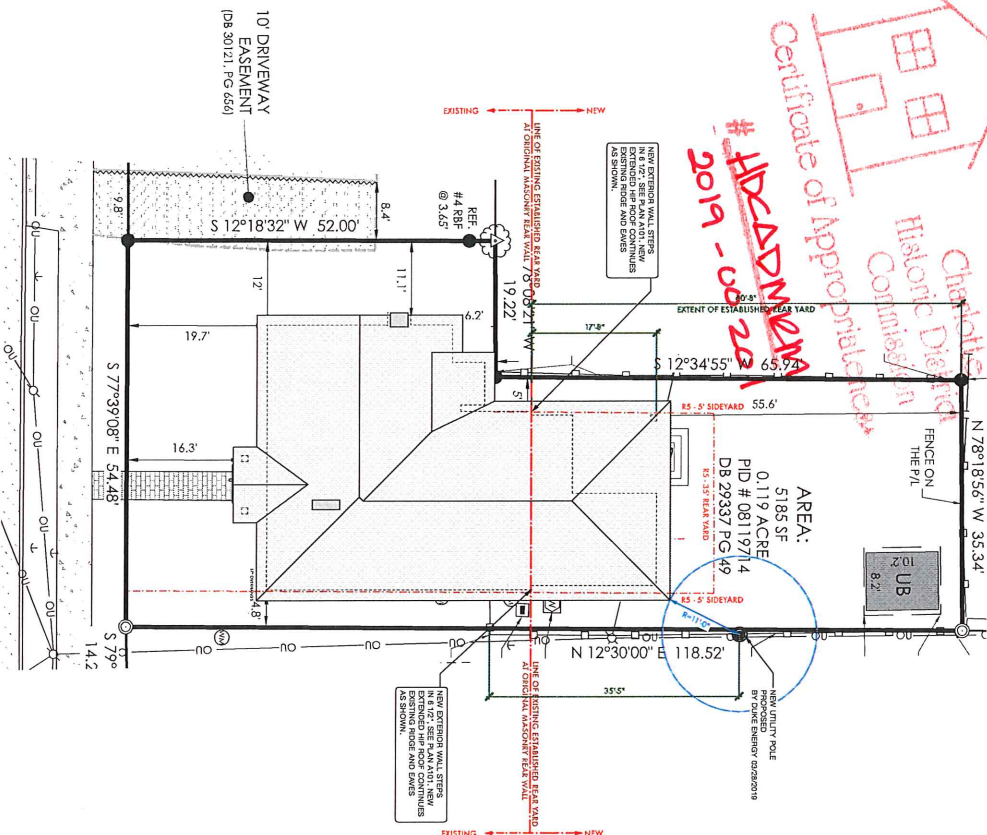
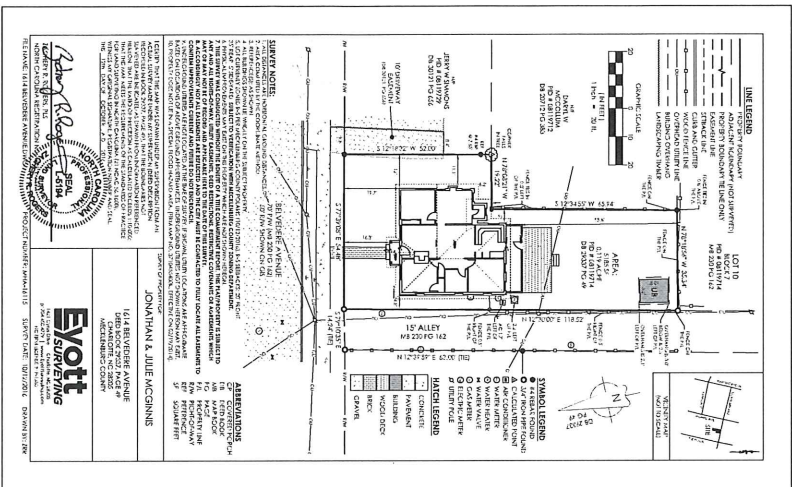
- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are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

1614 Belvedere Avenue - REAR YARD PERMEABILITY CALCULATIONS			
AREA DESCRIPTION	SOFT AREAS	% CALCULATIONS	
EXISTING REAR YARD AREA	2135 sqft	100%	FROM BACK OF ORIGINAL HOUSE
MIN. PERMEABLE SURFACE RECTO	1088 sqft	50%	MIN. PERMEABLE (OPEN RECTO
ROOFS, WALKS, SHEDS AS DESIGNED	637 sqft	30%	COVERED SURFACE AREA DESIGNED
PERMEABLE AS DESIGNED	1498 sqft	70%	PERMEABLE (OPEN AS DESIGNED



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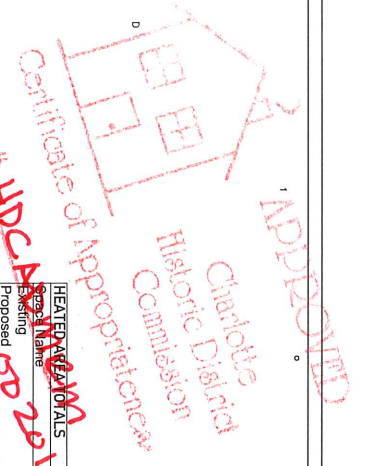
1614 Belvedere Avenue
Prepared for: Jonathan McGinnis

Project name: 1614 Belvedere Avenue / 070003
City/State: Charlotte, NC
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Mark	Date	Description
01	03/31/2019	Schematic Design
02	04/10/2019	HDC Application 01

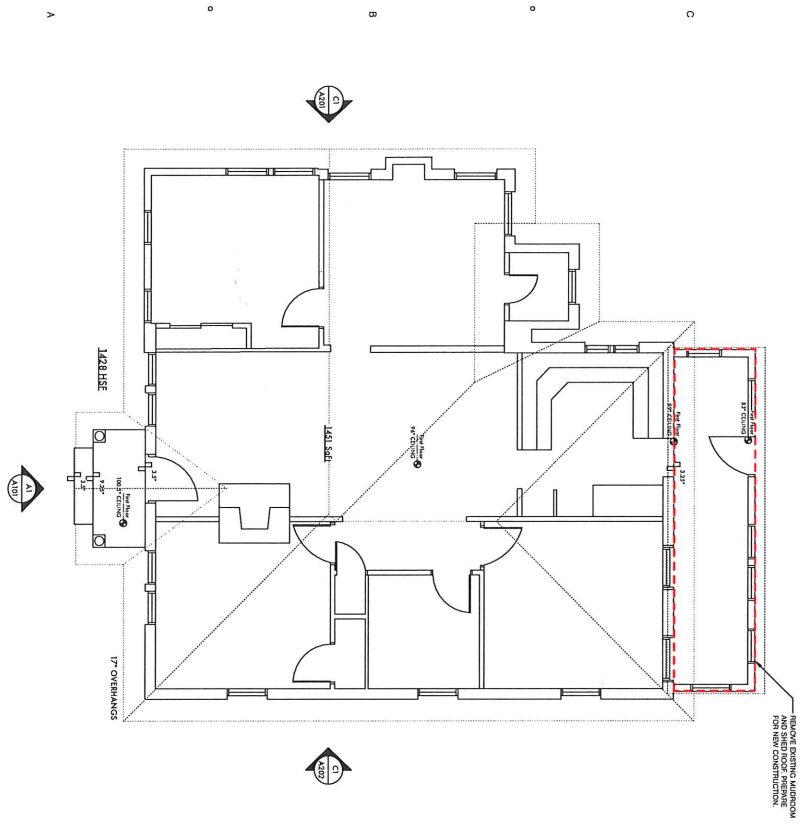
Site Plan & Survey

A001

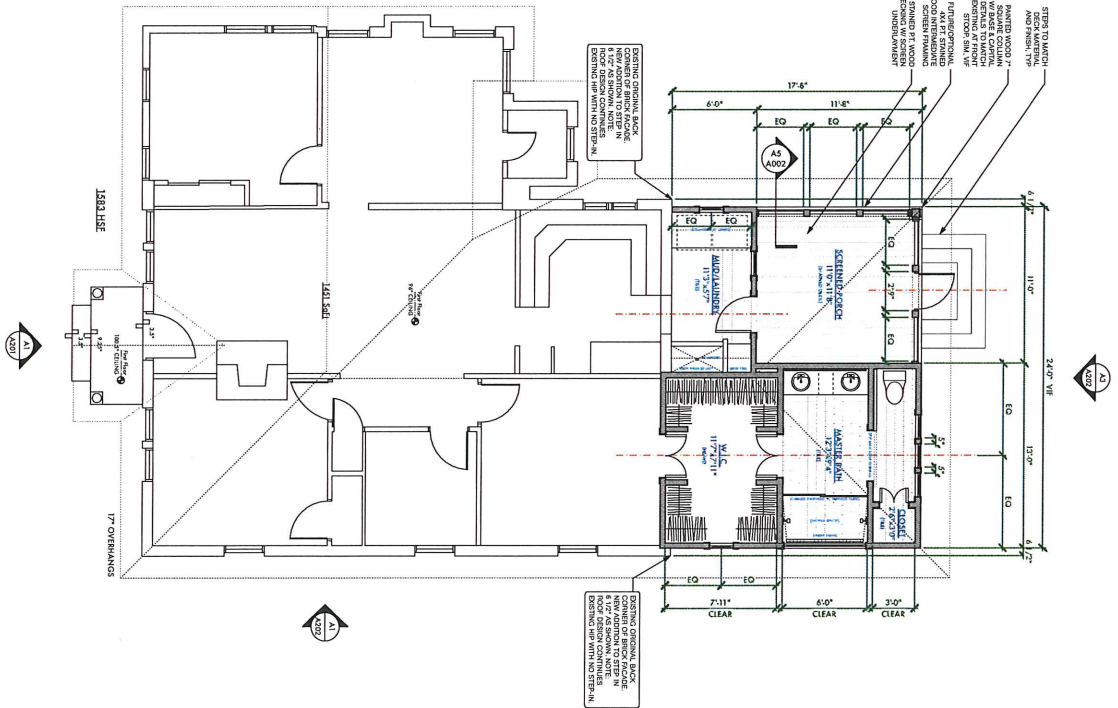


HEATED AREA TOTALS	
Space Name	Area
Existing	1,428
Proposed	1583

UNHEATED AREA TOTALS	
Space Name	Area
Existing	30
Proposed	158



A1 Existing Floor Plan
Scale: 1/4" = 1'-0"



A2 Proposed Floor Plan
Scale: 1/4" = 1'-0"

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1614 Belvedere Avenue
Proposed for Jonathan McGinnis

Project number: 1614 Belvedere Avenue / 201903

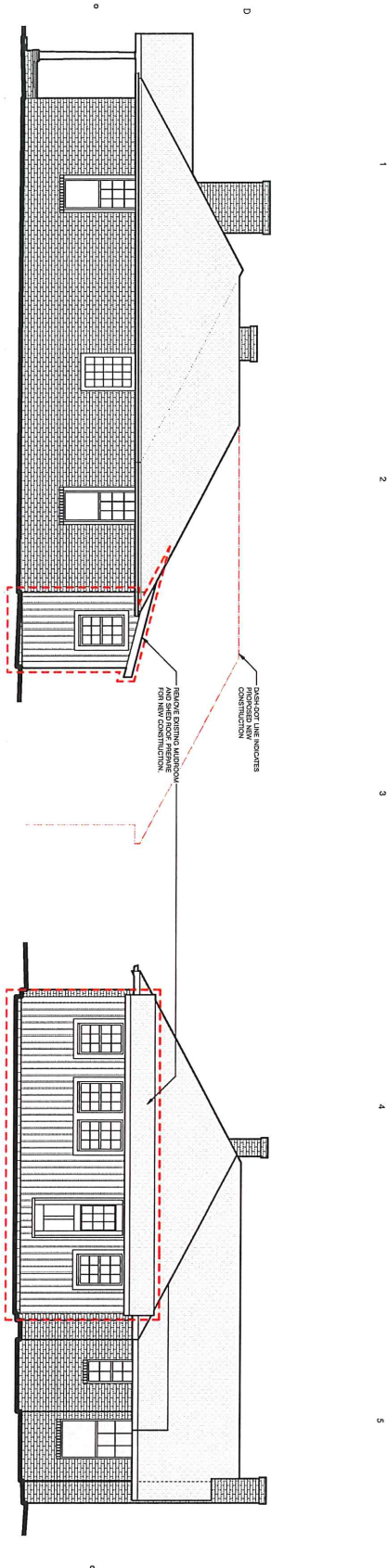
CAD File Name: 1614 Belvedere - HDC.dwg

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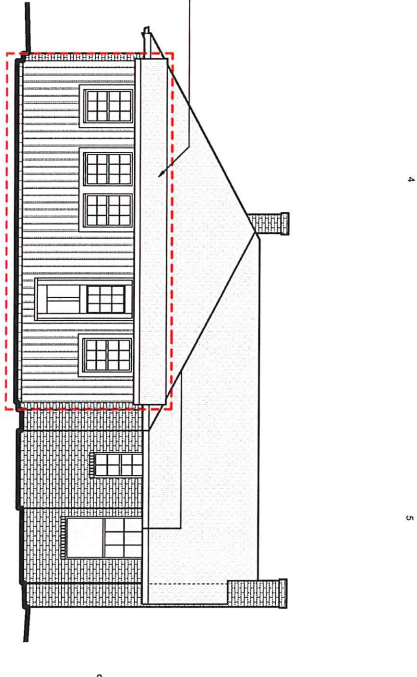
Mark	Date	Description
01	03/31/2019	Schematic Design
02	04/10/2019	HDC Application 01

Floor Plans
Existing & Proposed

A101



01 Right Elevation
Scale: 1/4" = 1'-0"



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

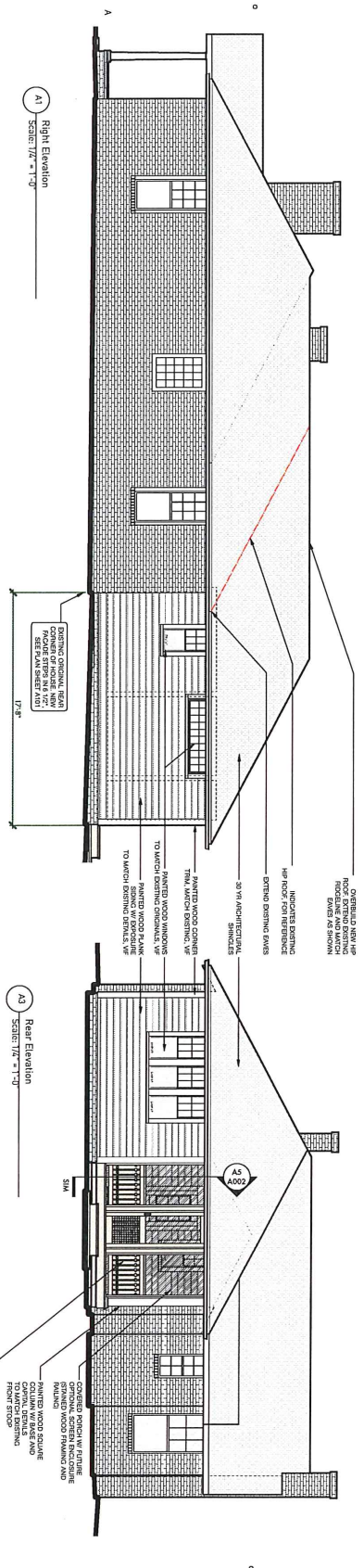
EXISTING

EXISTING

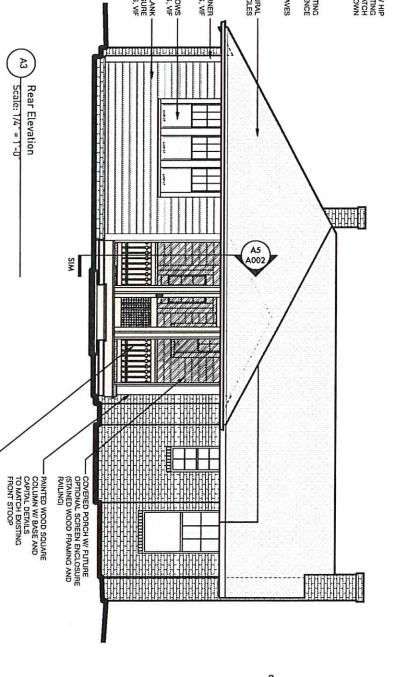
PROPOSED

PROPOSED

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDCADM1611
2019-00201



A1 Right Elevation
Scale: 1/4" = 1'-0"



A2 Rear Elevation
Scale: 1/4" = 1'-0"

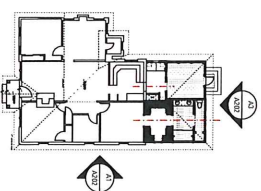
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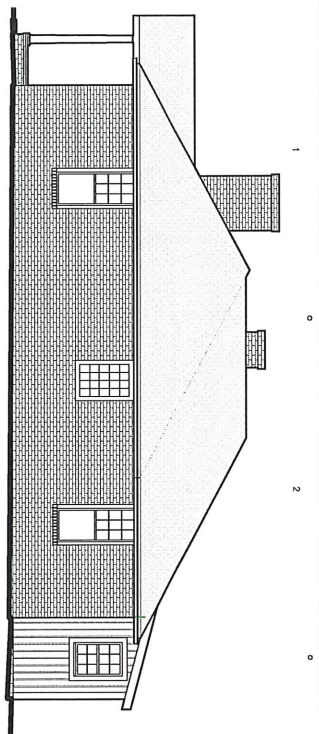
1614 Belvedere Avenue
Prepared for: Jonathan McGinnis

Project name: 1614 Belvedere Avenue / 07003
CAD File Name: 1614Belvedere_JDC.dwg
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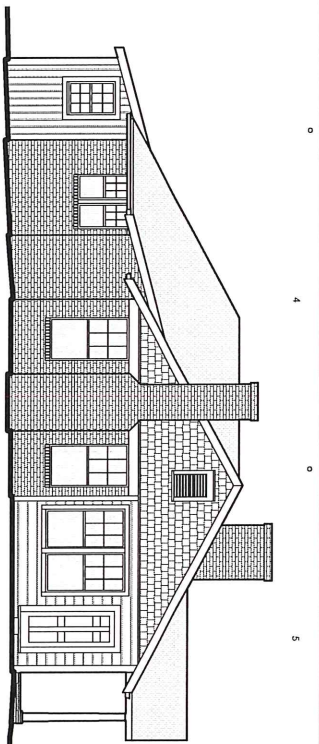


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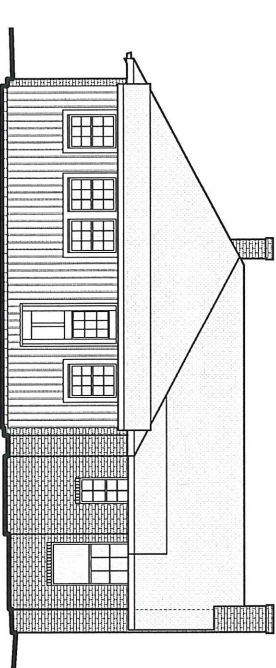
Elevations
Rear & Right
A202



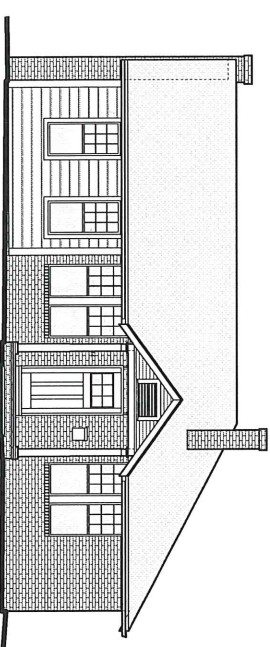
C1 Right Elevation
Scale: 1/4\"/>



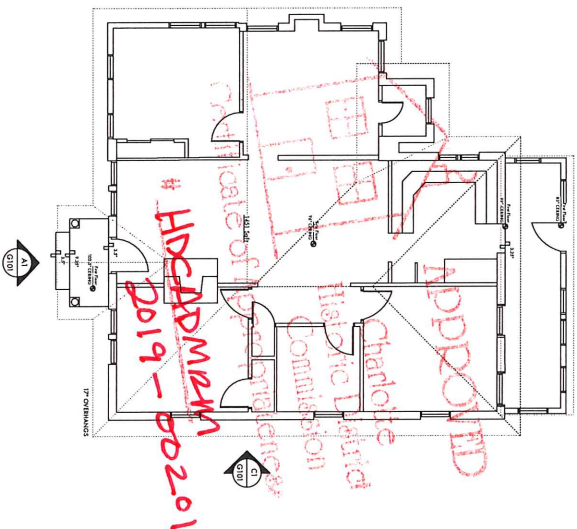
C4 Left Elevation
Scale: 1/4\"/>



B1 Rear Elevation
Scale: 1/4\"/>



A1 Front Elevation
Scale: 1/4\"/>



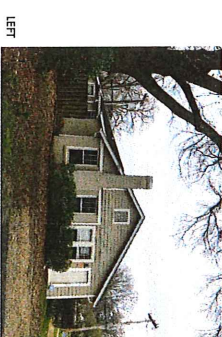
A3 Existing Floor Plan
Scale: 3/16\"/>



REAR



RIGHT



LEFT



FRONT

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1614 Belvedere Avenue

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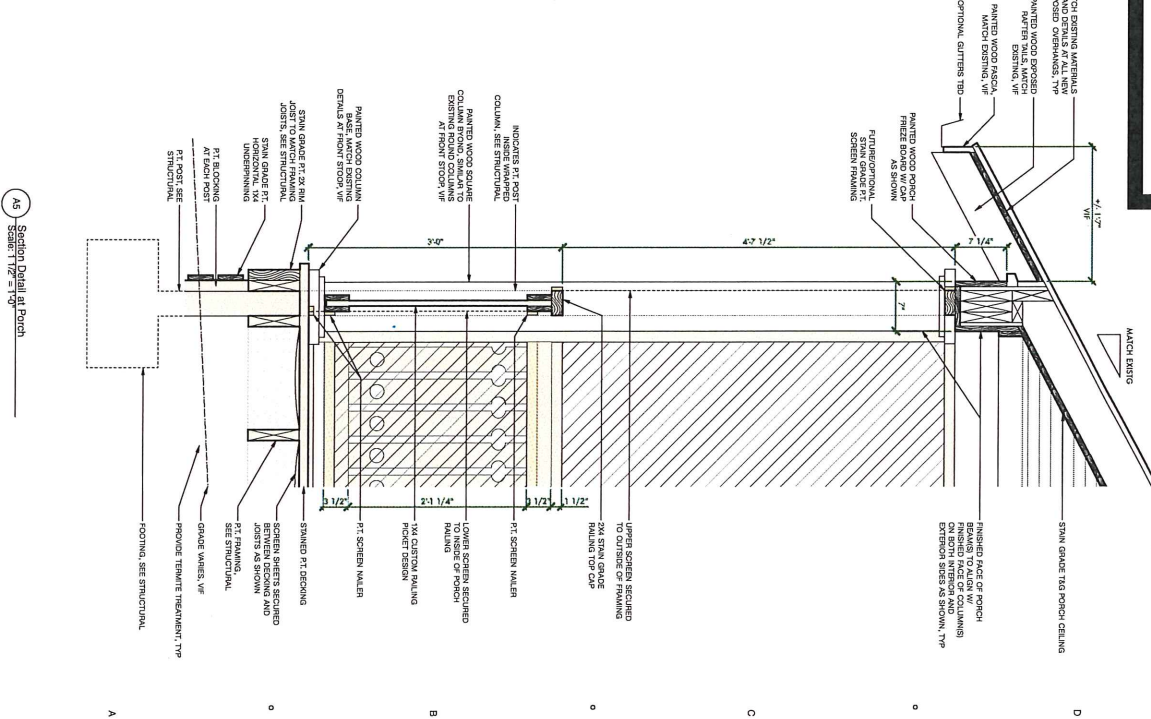
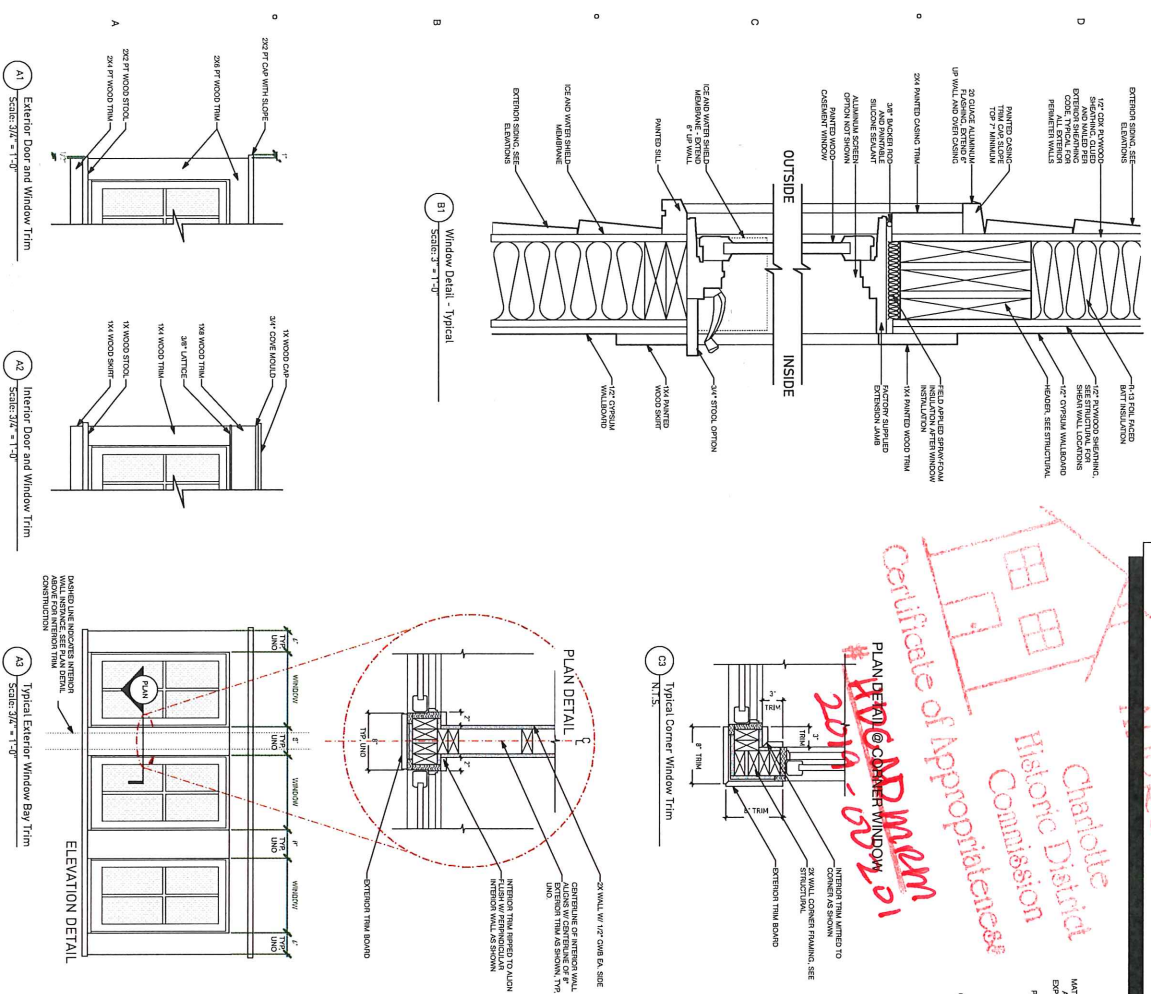
Project name: 1614 Belvedere Avenue
Client Name: 1614 Belvedere, LLC
Date: 03/21/2019
The Alter Architect's Studio, PLLC
The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
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Mark	Date	Description
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Existing Conditions

G101

THIS PAGE IS FOR GENERAL REFERENCE ONLY - MATCH EXISTING DETAILS, VIF



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1614 Belvedere Avenue
Prepared for: Jonathan McGinnis

Project name: 1614 Belvedere Addition / 010003
C/O File Name: 1614Belvedere_ADDC_v01
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Mark	Date	Description
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02	04/10/2019	HDC Application 01

Window Notes & Details

A0002