



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCADMRM-2018-00301

DATE: 5 June 2018

7 August 2018 - AMENDED

ADDRESS OF PROPERTY: 325 Rennselaer Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12302805

OWNER: Marco and Amelia Mascioli

APPLICANT: Jeremiah Brown

DETAILS OF APPROVED PROJECT: The project is the removal of an existing deck and the construction of a new covered deck, patio and firepit in the rear yard. The covered deck will measure approximately 14'x20'. The roof will tie in on the house beneath the existing windows; no changes will be made to windows or doors on the main house. The uncovered deck portion will measure 6' x 12' with a set of access stairs to the rear yard. All materials will be wood. The deck rail will be wood with metal pickets, centered on the bottom and top with an additional piece of trim on top rail. A screen system of removable panels will be installed. All exterior trim of the screen system will be wood. If installed, removable windows on the interior of the screen system will be configured to be vertically oriented, not horizontally oriented. The finished porch elements will be painted or stained after and appropriate curing time. A new sand-set patio, measuring approximately 120 square feet, will also be installed in the rear yard. The patio will also feature a firepit, and the materials of both will be pavers in a natural tone inspired by the main structure. See attached exhibit labeled 'Site Plan – June 2018,' 'Deck Rail Design – June 2018', and 'Elevation + Plan – June 2018.'

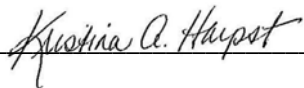
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Design Guidelines for Additions (page 7.2).

Continued on next page

- 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

Ridge Beam 2 Ply 11 7/8 Lx15
 Roof is wall tie IN
 Hurricane Straps on Rafters

Elevation + Plan - June 2018

Plans BY
 Outdoor
 Leisure

Roofing to match

12 roof pitch
 5

X
 Homeowner Approval

Boxing
 to match

Gutters to ma.
 flood lights

2x10 Header wrapped in 1x

open door

6x6
 Cox Col.
 P.Trails w/
 Black Round Baluster

6x6
 Support

Pre Cast
 footers

20'
 House wall



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HDCADM RM + 2018-00301

recessed
 can lights

Diagonal Decking
 P.T 5/4 Joists in Decking

6' Stairs

2x10 Floor Joists

DBL 2x10 Beam

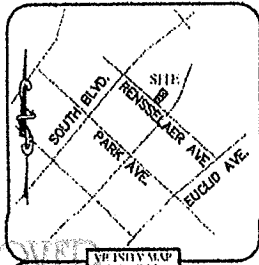
DBL 2x10 Beam

Deck

12'

6'

Site Plan - June 2018



Daryl W. Long
 DARYL W. LONG, P.L.S.
 18335 OLD STATESVILLE ROAD
 SUITE A
 CORNELIUS, N.C. 28031
 (704) 765-5134



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NOTES:
 1. NO NCGS MONUMENT
 FOUND WITHIN 2000'

2. PROPERTY MAY BE SUBJECT
 TO OTHER COVENANTS,
 RESTRICTIONS, EASEMENTS
 OR RIGHTS-OF-WAY THAT
 MAY BE OF RECORD

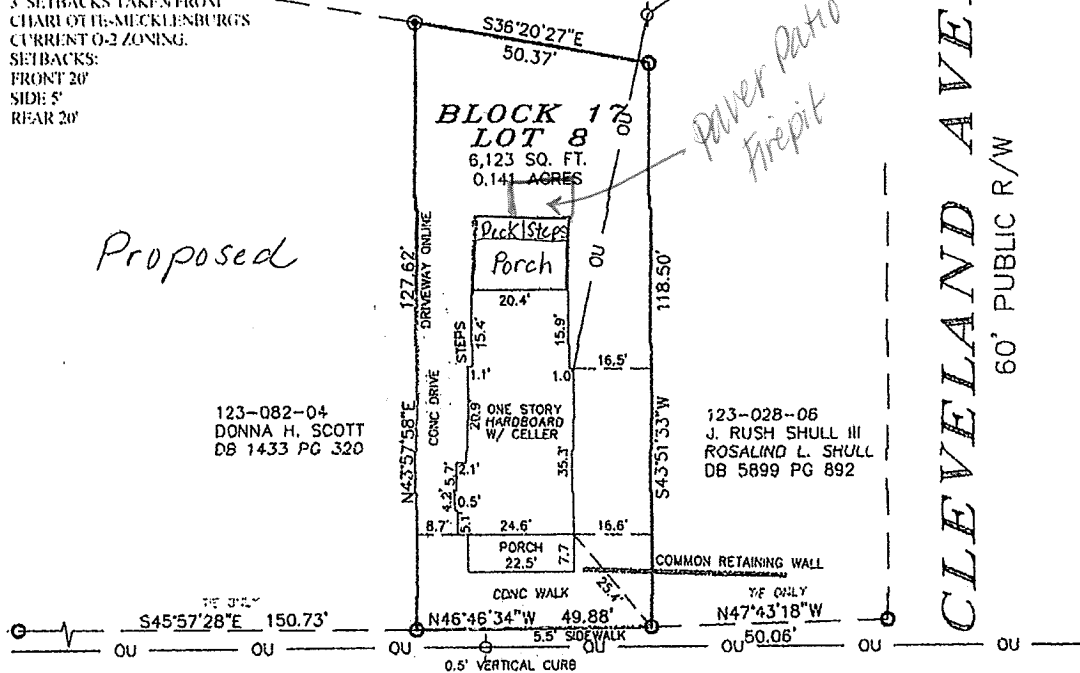
3. SETBACKS TAKEN FROM
 CHARLOTTE-MECKLENBURG'S
 CURRENT O-2 ZONING.
 SETBACKS:
 FRONT 20'
 SIDE 5'
 REAR 20'

123-028-06
 J. RUSH SHULL III
 ROSALIND L. SHULL
 DB 5899 PG 892

Proposed

123-082-04
 DONNA H. SCOTT
 DB 1433 PG 320

123-028-06
 J. RUSH SHULL III
 ROSALIND L. SHULL
 DB 5899 PG 892



RENSSELAER AVENUE

40' PUBLIC R/W 29' BC TO BC

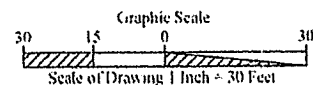
LEGEND

#4 REBAR FOUND ○

#4 REBAR SET ⊙

UTILITY POLE ⚡

OVERHEAD UTILITY ——— OU ———



Physical Survey of LOT 8, BLOCK 17 OF DILWORTH, SECTION 1



Professional
 Property
 Surveyors, Inc.
 18335 Old Statesville Road
 Ste. A, Cornelius, N.C. 28031
 704-765-5134 Phone/Fax
 Firm License: C-3606

Property of
 AMELIA MASCILOI

As Recorded in
 PLAT BOOK 230 PG.60
 DB 26574 PG.418

Site Address:
 325 RENSSELAER AVENUE
 CHARLOTTE, NC
 MECKLENBURG COUNTY

11/06/2012
 Job No.

JEC
 Prepared By

1:10,000
 Prior of Closure

1"=30'
 Drawing Scale

123-028-05
 Tax Parcel Number

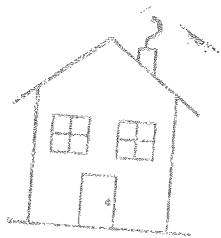
325 RENSSELAER
 Drawing File Name

1 of 1
 Sheet Number

11/12/2012
 Date



Deck Rail Design - June 2018



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