



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-132

DATE: July 21, 2014

ADDRESS OF PROPERTY: 600 East Worthington Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12108518

OWNER(S): Brian Flynn

DETAILS OF APPROVED PROJECT: The project is a second floor addition and a new rear porch. The addition includes new hipped dormers with cedar shake siding on the left, rear and right elevations. The rear porch consists of wood railings, hip roof, fireplace, wood and brick columns, and wood lattice at the foundation. The project also includes the removal of windows on the left side and siding repair. New window and trim details will be consistent with the existing structure. See attached plans.

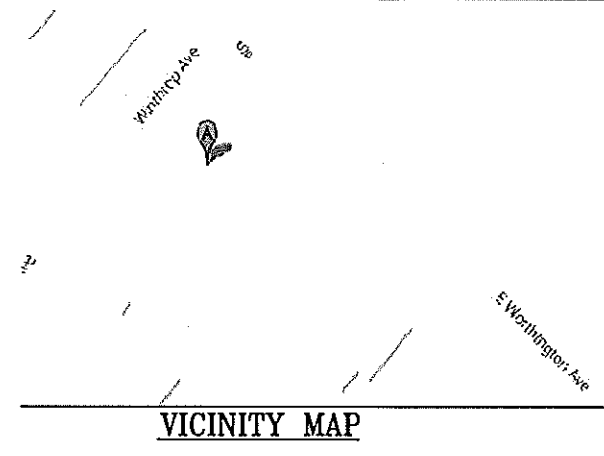
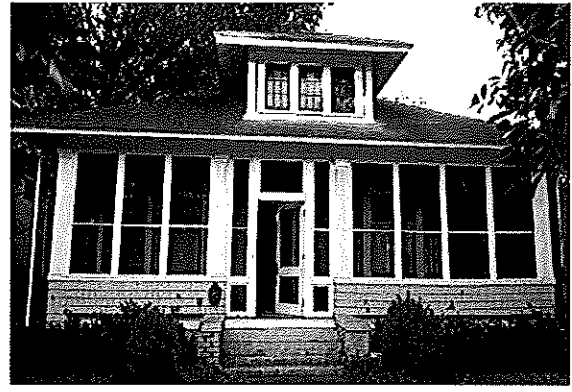
- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

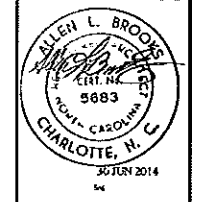
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 Commission
 Certificate of Appropriateness
 # 2014-132



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- A-10 Proposed Elevations

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SQUARE FOOTAGE CALCULATIONS

	<u>Heated</u>	<u>Unheated</u>
Existing First Floor:	1,533 S.F.	243 S.F.
	+	+
Proposed First Floor:	31 S.F.	309 S.F.
Proposed Second Floor:	1172 S.F.	0 S.F.
Total:	2,736 S.F.	552 S.F.
Total Under Roof:	3,288 S.F.	

NOTE:
 Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

Addition & Renovation In Historic Dilworth for the:
FLYNN RESIDENCE
 600 E. Worthington Avenue, Charlotte, NC 28203

PRJL NO. - 13068
 ISSUED - 30 JUN 2014
 REVISIONS -

COVER SHEET
A-0
 OF: ELEVEN

JULY 2014

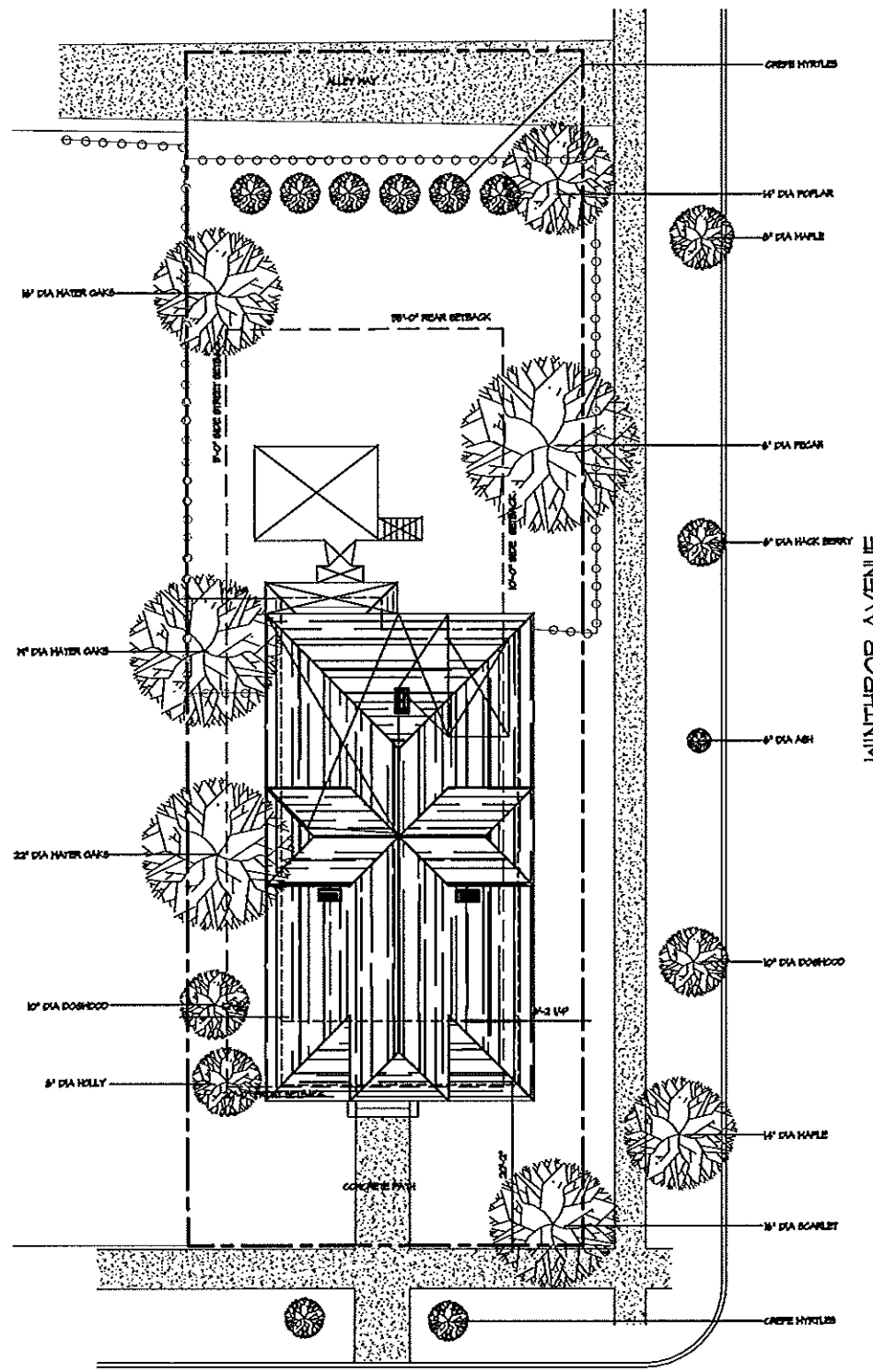
XXXX AREA TO BE REMOVED

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ALEX L. BROOKS
 ARCHITECT
 No. 1000
 8683
 NORTH CAROLINA
 CHARLOTTE, N. C.
 30 JUN 2014

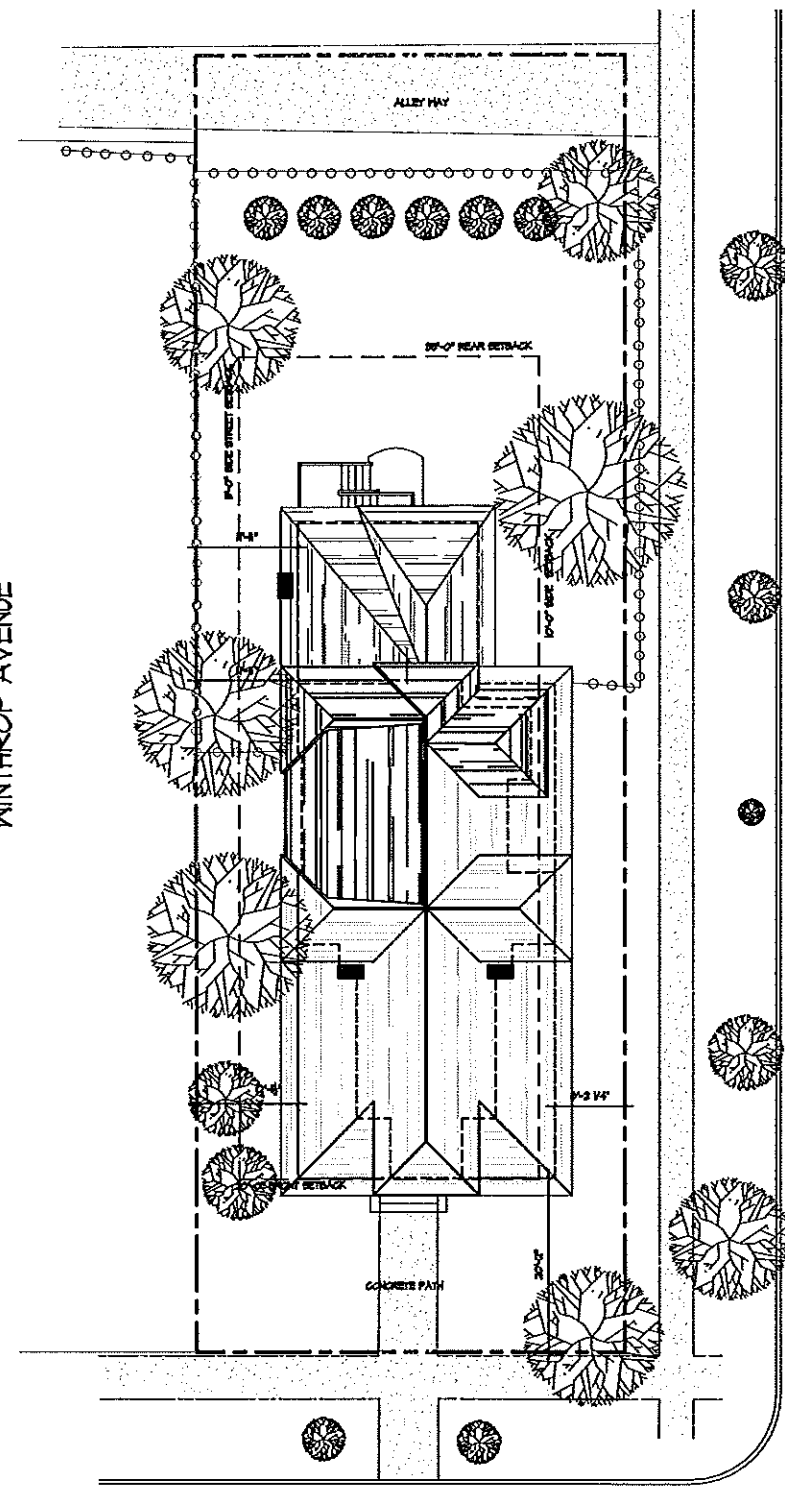
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RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	1533
TOTAL PROPOSED HEATED AREA	1203
PROPOSED UNHEATED	
SCREENED PORCH	309
GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	309
REAR YARD CALCULATIONS	
EXISTING REAR YARD AREA	3003
PROPOSED HOUSE ADDITION	453
GARAGE	ED
SHOP	0
POOL	0
PATIO	0
TOTAL AREA	453
PERCENTAGE OF PERMEABLE	85%
OPEN SPACE CALCULATIONS	
TOTAL AREA OF SITE	7555
FOOTPRINT OF HOUSE	2132
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	0
AREA OF IMPERVIOUS PAVING	0
TOTAL AREA	2132
PERCENTAGE OF OPEN SPACE	72%



E WORTHINGTON AVENUE

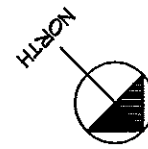
GRAPHIC SCALE 1" = 10'-0"
 ② EXISTING SITE PLAN
 1" = 10'-0"



E WORTHINGTON AVENUE

GRAPHIC SCALE 1" = 10'-0"
 ① PROPOSED SITE PLAN
 1" = 10'-0"

WINTHROP AVENUE



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Addition & Renovation In Historic Dilworth for the:
FLYNN RESIDENCE
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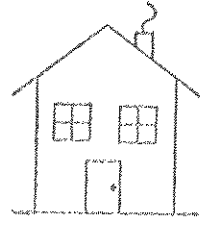
PROJ. NO. - 13065
 ISSUED - 30 JUN 2014
 REVISIONS -

SITE PLAN

A-1

OF: ELBVEN

JULY 2014

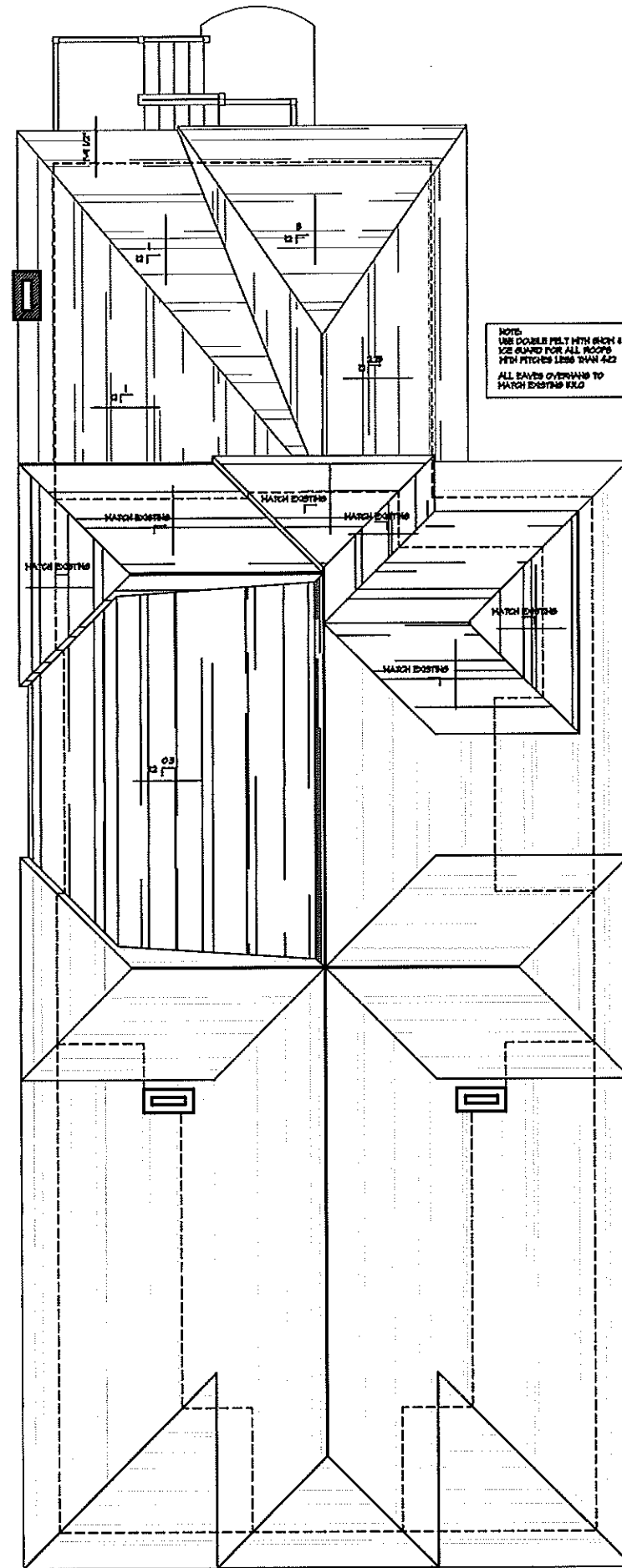


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2014-132



NOTE:
USE DOUBLE FELT WITH BRICK &
ICE GUARD FOR ALL ROOFS
WITH PITCHES LESS THAN 4:12
ALL EAVES OVERHANG TO
MATCH EXISTING ELD

- NOTE:
1. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 2. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 3. FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O
 4. ALL EAVES OVERHANG TO MATCH EXISTING U.N.O

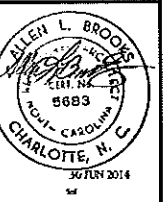


① PROPOSED ROOF PLAN
1/4" = 1'-0"

NOTE:

	NEW WALLS
	BRICK VENEER
	MASSIVE

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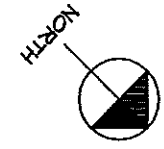
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DATE: 30 JUN 2014
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REVISIONS:

PROPOSED PLANS

A-8

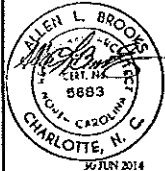
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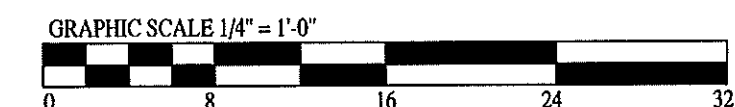
SALVAGED WINDOW SCHEDULE		
SYMBOL	OPENING	LOCATION
(A)	8'-0" x 4'-6"	DOUBLE HUNG
(B)	2'-0" x 2'-6"	CASSETT
(C)	2'-0" x 2'-6"	CASSETT
(D)	2'-0" x 2'-6"	CASSETT
(E)	2'-0" x 2'-6"	CASSETT
(F)	8'-0" x 8'-6"	CASSETT

WINDOW SCHEDULE			
SYMBOL	SIZE	HEADER HEIGHT	TYPE
(A)	8'-0" x 4'-6"	HATCH EXISTING	DOUBLE HUNG
(B)	2'-0" x 2'-6"	FIRST FLOOR JAMB SECOND FLOOR HATCH EXISTING	CASSETT
(C)	2'-0" x 2'-6"	HATCH EXISTING	CASSETT
(D)	2'-0" x 2'-6"	HATCH EXISTING	CASSETT
(E)	2'-0" x 2'-6"	HATCH EXISTING	CASSETT
(F)	8'-0" x 8'-6"	SALVAGED WINDOW	CASSETT

NOTE: MATCH WITH DETAILS OF MOOD DRIP CAP (BY FLASHING) & BRICK BAND TRIM & SIDING.
NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR HINGE. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR HATCH PATTERNS. VERIFY ANY REQUIREMENTS FOR BRICKS OR TEMPLERED GLASS.
* H.B. = HATCH EXISTING
NOTE: ALL WINDOWS WITH 8" OR GREATER HEADS OR MORE & LEANS THAT 12" A.P.F. MUST BE TO-FLOOR FOR GOOD (TYP.)



② PROPOSED WINTHROP AVENUE ELEVATION
1/4" = 1'-0"



① PROPOSED FRONT ELEVATION
1/4" = 1'-0"

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- NOTE:
- COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - FACE OF BRICK TO ALIGN WITH FACE OF STUD U.N.O.
 - ALL EAVES OVERHANG TO MATCH EXISTING U.N.O.

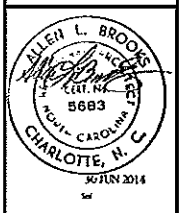
Addition & Renovation In Historic Dilworth for the:
FLYNN RESIDENCE
600 E. Worthington Avenue, Charlotte, NC 28203

PROPOSED ELEVATIONS
A-9
OF: ELBVEN

JULY 2014



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SALVAGED WINDOW SCHEDULE

SYMBOL	OPENING	LOCATION
(A)	8'-0" X 4'-6"	BEDROOMS
(B)	8'-0" X 8'-6"	BEDROOMS

WINDOW SCHEDULE

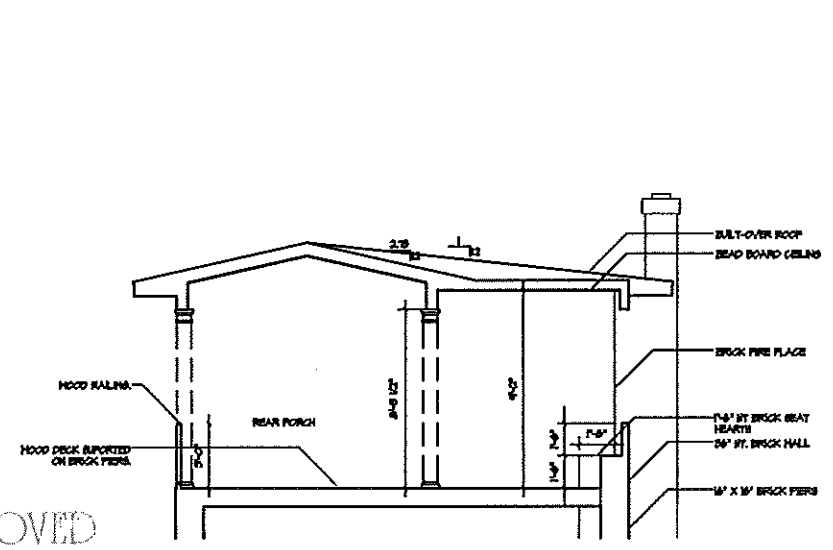
SYMBOL	SIZE	HEADER HEIGHT	TYPE
(A)	8'-0" X 4'-6"	MATCH EXISTING	DOUBLE HUNG
(B)	2'-0" X 2'-6"	FIRST FLOOR - 4/8"	CASSETT
(C)	2'-0" X 2'-6"	SECOND FLOOR -	MATCH EXISTING
(D)	1'-8" X 8'-6"	MATCH EXISTING	CASSETT
(E)	1'-8" X 8'-6"	MATCH EXISTING	CASSETT
(F)	2'-0" X 8'-6"	MATCH EXISTING	CASSETT
(G)	2'-0" X 8'-6"	MATCH EXISTING	CASSETT
(H)	8'-0" X 8'-6"	MATCH EXISTING	CASSETT

NOTE: MATCH TRIM DETAILS W/ HOOD DRIP CAP ON FLASHING & BACK BAND TRIM @ WINDOWS.
 NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
 NOTE: MATCH EXISTING WINDOW & DOOR MFL. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MATCH PATTERNS. VERIFY ANY REQUIREMENTS FOR EXPRESS OR TIPPED GLASS.
 * H.E. = MATCH EXISTING
 NOTE: ALL WINDOWS WITH 4:12 PITCH OR FLAT OR LOWER PITCH SHALL BE TO BE ORDERED PER CODE (M.F.P.)

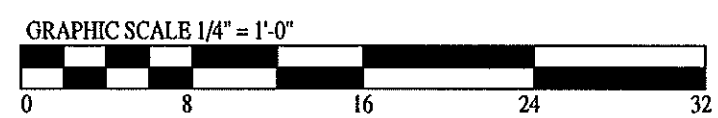
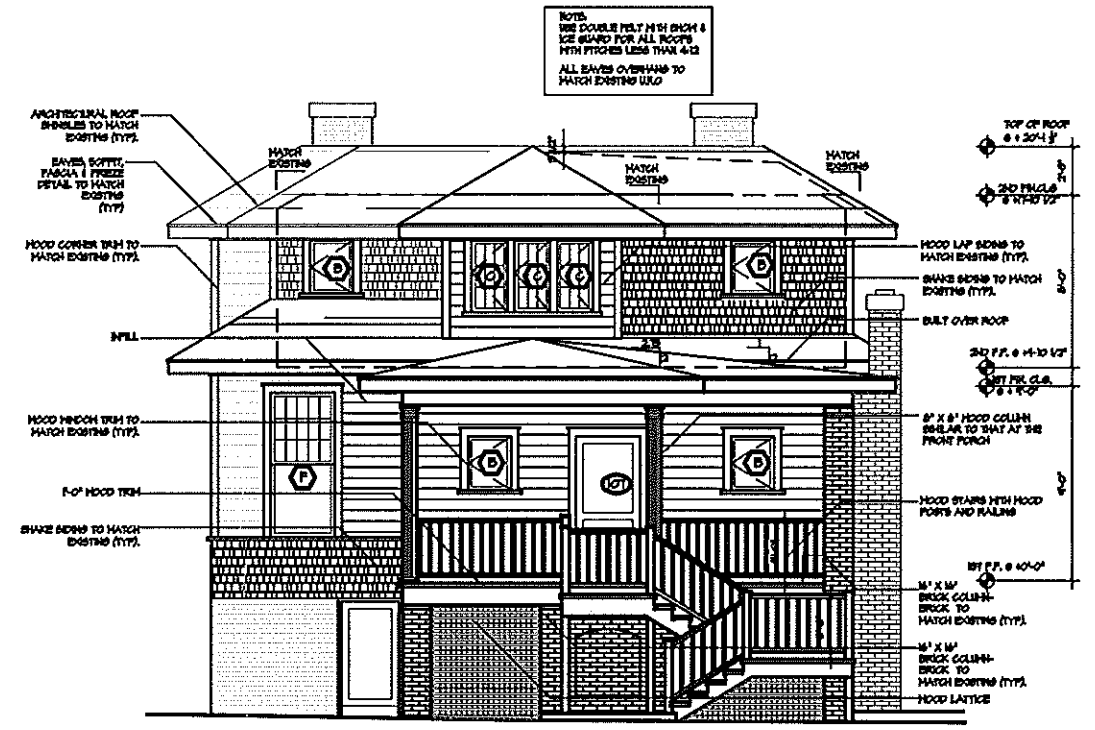
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② PROPOSED LEFT SIDE ELEVATION
 1/4" = 1'-0"



③ SECTION THROUGH REAR PORCH
 1/4" = 1'-0"



① PROPOSED REAR ELEVATION
 1/4" = 1'-0"

- NOTE:
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 - ALL EAVES OVERHANG TO MATCH EXISTING U.M.O.

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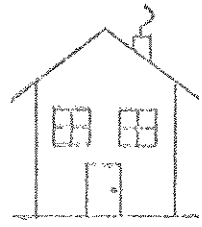
Addition & Renovation In Historic Dilworth for the:
FLYNN RESIDENCE
 600 E. Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 13058
 ISSUED - 30 JUN 2014
 REVISIONS -

PROPOSED ELEVATIONS

A-10

OF: ELEVEN



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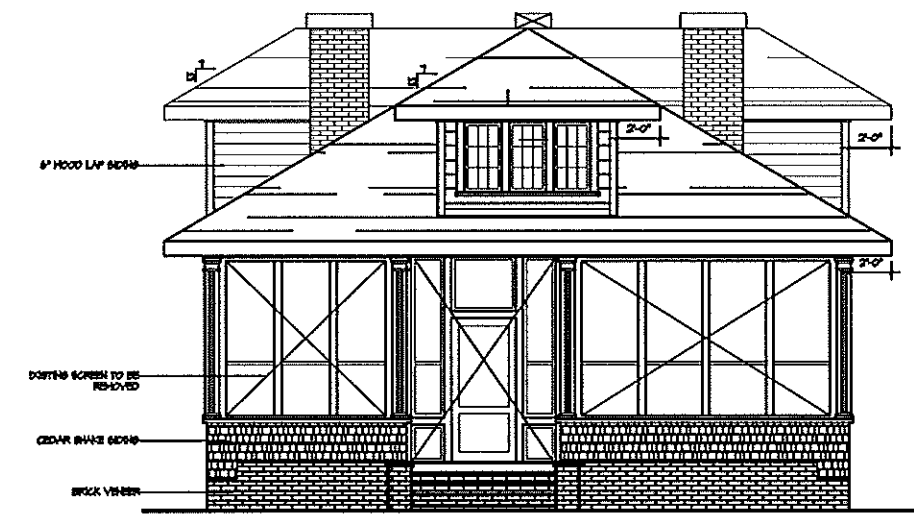
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XXXX AREAS TO BE REMOVED



② EXISTING WINTHROP AVENUE ELEVATION
1/4" = 1'-0"

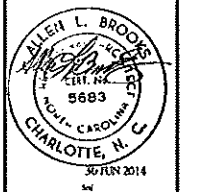


① EXISTING FRONT ELEVATION
1/4" = 1'-0"

DEMO PLAN



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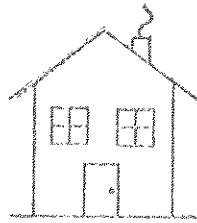
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PROJ. NO. - 13068
ISSUED - 30 JUN 2014
REVISIONS -

EXISTING ELEVATIONS

A-3

OF: ELEVEN



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2014-132

XXXX AREAS TO BE REMOVED

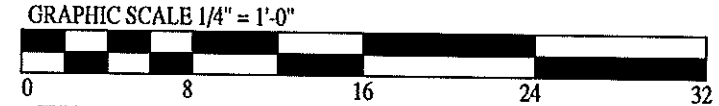
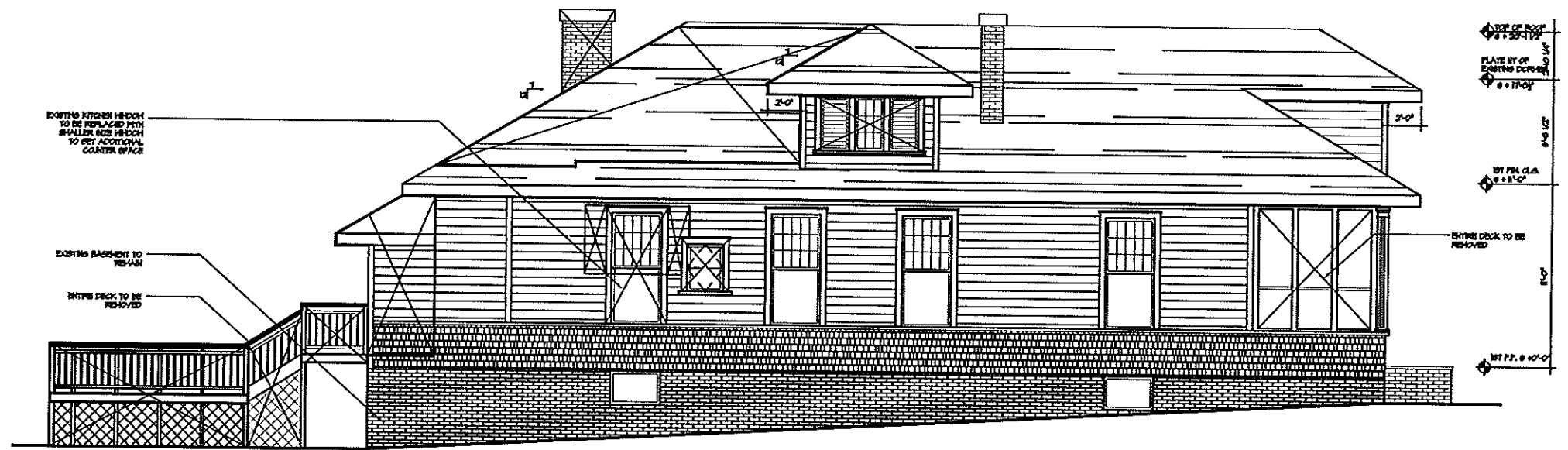
SALVAGED MATERIAL SCHEDULE		
ITEM	QTY	LOCATION
1-1/2"		OPENING
2-1/2"	8'-0" X 8'-0"	BEDROOM-1



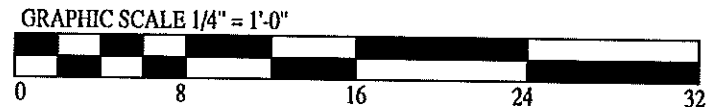
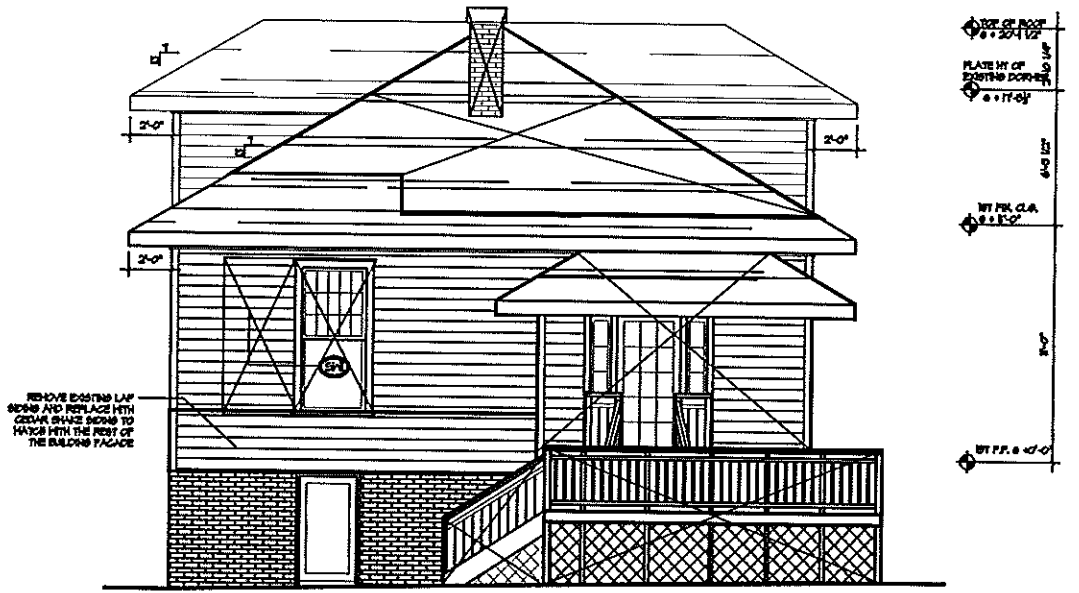
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② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



① EXISTING REAR ELEVATION
1/4" = 1'-0"

DEMO PLAN

Addition & Renovation In Historic Dilworth for the:
FLYNN RESIDENCE
600 E. Worthington Avenue, Charlotte, NC 28203

PROJECT - 1368
ISSUED - 30 JUN 2014
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EXISTING ELEVATIONS

A-4

OF ELEVEN