



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 2015-037

**DATE:** 13 February 2015

**ADDRESS OF PROPERTY:** 910 E. Worthington Ave

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12108816

**OWNER(S):** Lindsay Stewart / Peter Vasseur (Applicant)

**DETAILS OF APPROVED PROJECT:** The project is the demolition of an existing shed located at the left rear of the property, which is non-compliant with set-back requirements (see site plan exhibit). The project also includes the construction of a one story detached garage accessory building. The new structure will be located at the left rear of the property and will abide by the required setbacks (see site plan exhibit).

As detailed on the Garage Elevations & Plans and the Elevation exhibits:

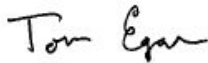
The new building will be slab on grade with a footprint of 16' x 26'. The exterior is wood shake siding painted to match the house with a brick foundation detail. The side gable roof is 30 year architectural shingle on bead board decking and has corbel and rafter details to match the house. The windows and pedestrian door are wood, matching the same as the house, and the overhang of the pedestrian door to mimic decorative front gable overhang on main house. The garage door will be paint grade wood. Approval of any substitute material is not implied. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Accessory Buildings have been met.

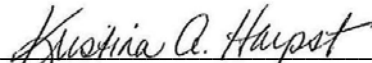
*Continued on next page*

- 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 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, Tom Egan



Staff, Kristina Harpst

**LEGEND:**

R/W	RIGHT OF WAY	M BK	(RECORDED) MAP BK & PG
NR	NEW IRON REBAR	D BK	DEED BK & PG
N/T	NOW OR FORMERLY	P.D.E.	PUBLIC DRAIN E'S.M.'I
E.I.R.	EXIST. IRON REBAR	ESM'T.	EASEMENT
E.I.P.	EXIST. IRON PIPE	O.P.L.	OVERHEAD POWER LINE
C.P.	CALCULATED POINT (NO POINT FOUND/SET)	P.	PORCH
S.	STOOP	C.	CHIMNEY
R.	PROPERTY LINE	O.P.P.	POWER POLE
F.	FENCE	CONC.	CONCRETE
H.V.A.C.	H.V.A.C. UNIT	U	UTILITY MARKER
		E	EASEMENT LINE
		EX	EXISTING

**CURRENT CHAR.-MECK. ZONING: R-5**  
(from GIS report)

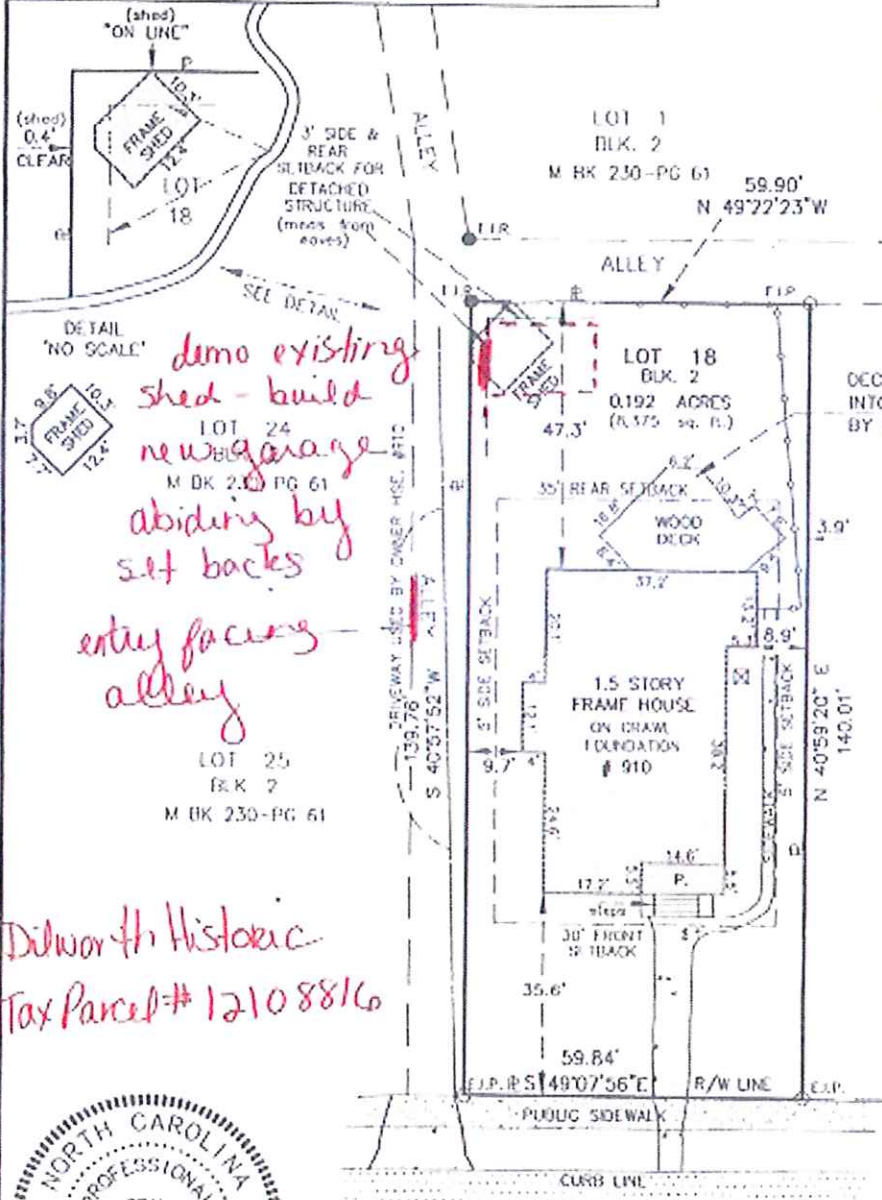
ZONING NOTED ON RECORDED PLAT: NONE  
BUILDING SETBACK LINES SHOWN ON LOT ARE FROM CHAR.-MECK. R-5 ZONING AND DEED RESTRICTIVE COVENANTS AS FOLLOWS.

**R-5**  
FRONT = 20 FT.  
SIDE = 5 FT.  
REAR = 35 FT.

**DEED RESTRICTIONS:**  
FRONT = 30 FT.  
SIDE = none  
REAR = none

**PARCEL NOTES:**

- 1-IN D. BK 364, PG. 238. (ref #3 below). DEED CALLS FOR LOT DEPTHS TO BE 150 FT., ON BOTH SIDE LINES, THEN EXCEPTS OUT & MENTIONS THE 10' ALLEY. THIS DESCRIPTION WAS DONE, PRIOR TO PLAT BEING RECORDED (ref. #1). THE RECORDED PLAT NOW SHOWS LOT DEPTHS TO BE 140 FT., WHICH IS THE TRUE DEPTH OF LOT No.18, Bk. 2.
- 2-ON RECORDED PLAT, THE 'ALLEYS' ARE SHOWN AS ONLY STRIPS, AND ARE TECHNICALLY NOT LABELED AS ALLEYS, OR ANYTHING.



*demo existing shed - build new garage abiding by set backs entry facing alley*



**APPROVED**  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness

# **HDC 2015-037**



VICINITY MAP (NOT TO SCALE)

(\*land to city)  
(60.09')

*Dilworth Historic Tax Parcel # 12108816*



**E. WORTHINGTON AVENUE**  
(50 FT. WIDE PUBLIC STREET R/W)

*910 E Worthington*

MAP OF SURVEY

**LEGAL REFERENCES:**

- 1- RECORDED PLAT (MAP) IN MAP BK 230, PG 61, dated NOV., 1915
- 2- DEED-RECORDED IN D BK 10935, PG 118 (OUTLER)
- 3- DEED RESTRICTIVE COVENANTS RECORDED IN D BK 364, PG 238 ON 9-21-1916

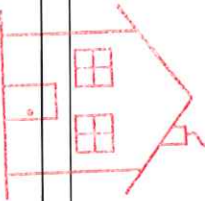
**GENERAL NOTES:**

*Main house renovations + addition - permit B2669727*

FOR **LINDSAY GOULD STEWART** (PROPOSED PURCHASER)

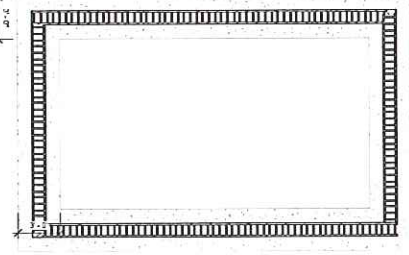
LEGAL LOCATION: **LOT No. 18 - BLOCK 2**

*Site plan - Feb. 2015*

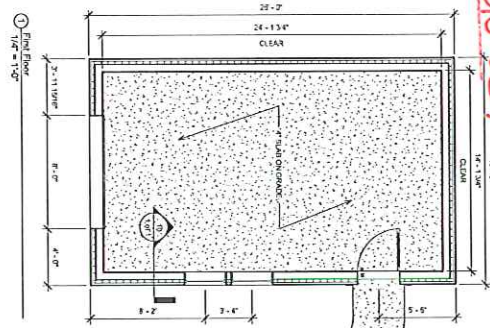


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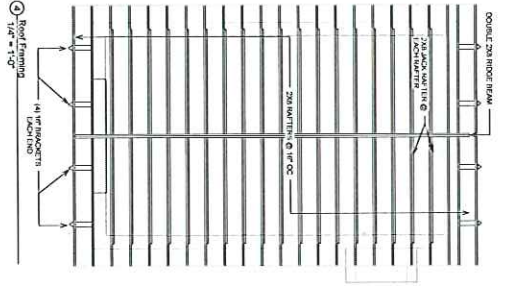
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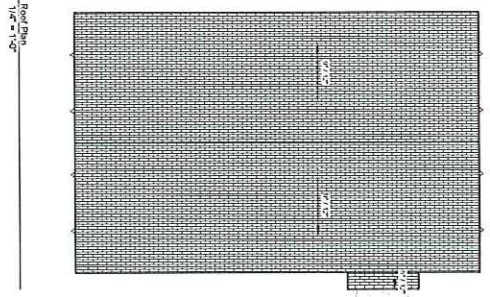
1 TO FLOOR  
1/4" = 1'-0"



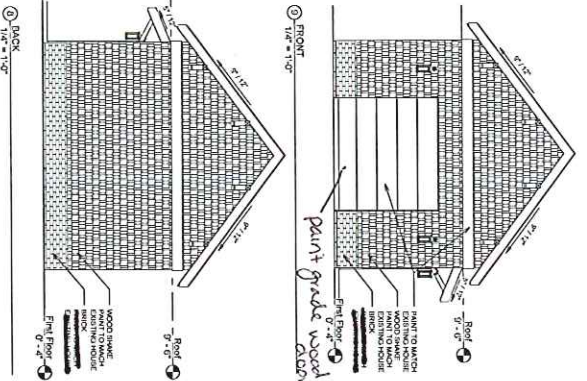
1 FIN FLOOR  
1/4" = 1'-0"



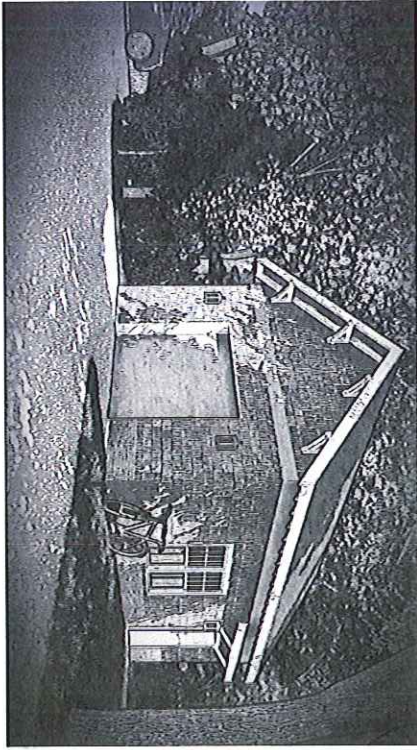
2 ROOF FLOORING  
1/4" = 1'-0"



2 ROOF DECK  
1/4" = 1'-0"

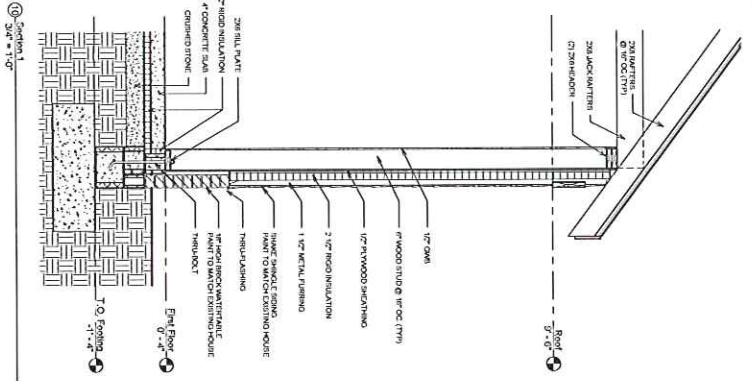


3 BACK  
1/4" = 1'-0"



Windsor Wood windows to match house

Wood doors to match house



4 SECTION 1  
3/8" = 1'-0"

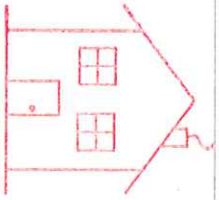
Garage Elevation & Plans - Feb. 2015

**VIRTUAL DESIGN**  
VIRTUAL DESIGN LLC  
3500 University Blvd.  
Charlotte, NC 28205  
www.virtualdesignllc.com

NO.	DATE	BY	CHK'D BY	DESCRIPTION
1				

New Garage Structure  
910 East Worthington Ave  
Charlotte, North Carolina

NO.	DATE	BY	CHK'D BY	DESCRIPTION
1	02/01/2015	EV	PV	AS PERMITTED New Garage



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Coalfield is a Historic District



Elevation - Feb. 2015

Brick foundation to be  
left unpainted.