



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: 2015-056 (Amended)

DATE: 25 March 2015

ADDRESS OF PROPERTY: 1211 E. Worthington Ave

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111302

OWNER(S): Aaron J. Klein

APPLICANT: Matthew E. Johnson

DETAILS OF APPROVED PROJECT: The project is a small rear addition. The project will convert, and slightly enlarge, an existing one-story screened porch to heated living space. The addition will be stepped-in 3 ½" from existing side wall (see Rear Elevation Exhibit). Exterior material of the rear addition will be brick to match existing. The existing flat roof will be changed to a 4:12 hip roof to create a rear facing gable with the wood trim, boxing, and freeze, and asphalt shingles to match existing. The new rectangular gable vent will be wood. Other improvements include removing an existing bay window and adding four new windows on the side and rear elevations. The window design and details will be wood with brick mold to match existing (see Rear Elevation Exhibit and Right Elevation Exhibit). The windows will be either True Divided Light (TDL) or Simulated True Divided Light (STD), with molded permanently affixed exterior muntins. A new rear door and wood steps to grade, with a possible wood handrail as required by code, will also be installed. The door will be of a style and design that is compatible with the construction period of the home. A small metal roof and wooden corbel will be installed over the door (see Rear Elevation Exhibit and Right Elevation Exhibit).

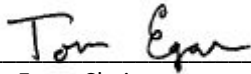
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval
 - a. Replacement Windows and Doors (page 23)
 - b. Additions (page 39) - Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.

2. This application is in compliance with Policy & Design Guidelines based on materials, location of proposed work, and within staff approval authority.

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.

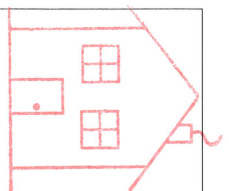
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be 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.



Tom Egan, Chairman



Kristina A. Harpst, Staff



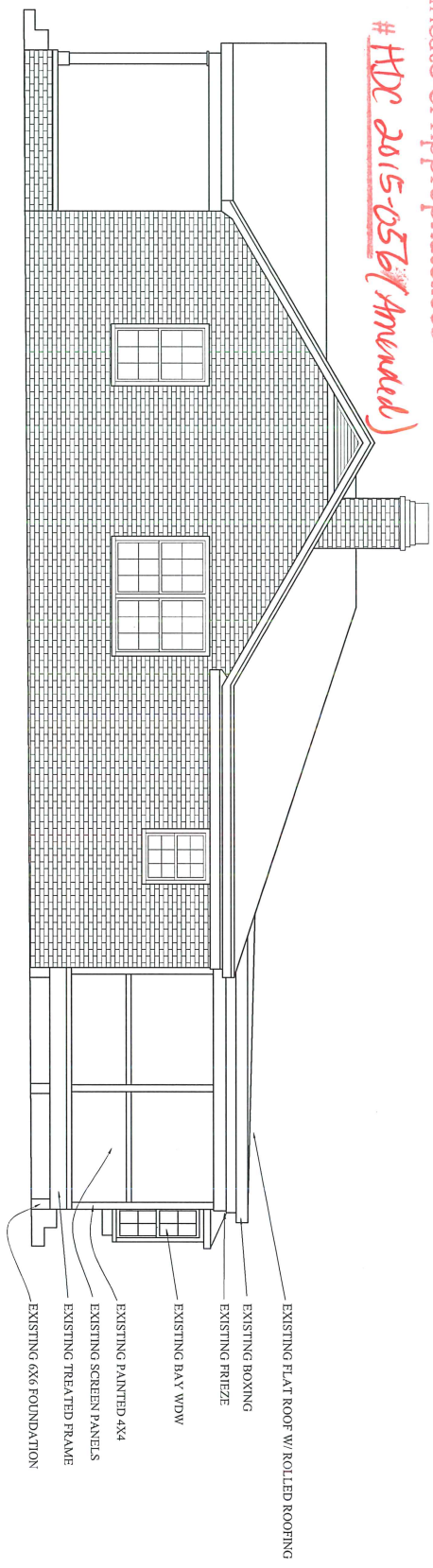
APPROVED
 Charlotte
 Historic District
 Commission

Certificate of Appropriateness

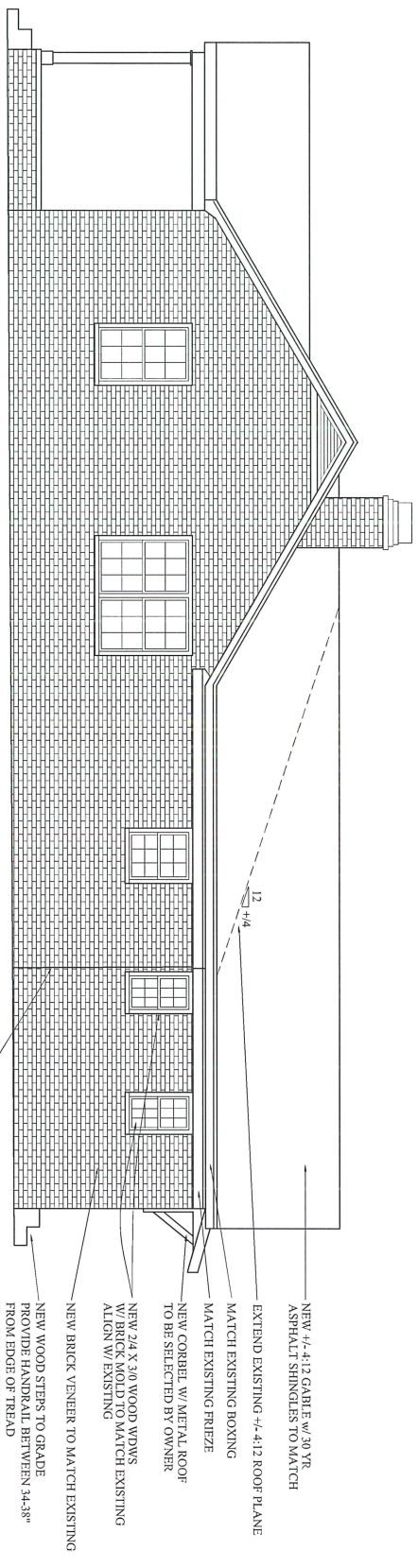
HDE 2015-056 (Amended)

ELEVATION NOTES

1. OWNER RESPONSIBLE FOR VERIFYING PERMITS TO FIRM OR NEW OWNER LOT. THEY ARE FOR INFORMATION PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE. ALL TYPES PERSONS (PERMITS - ACTUAL SETBACK IS MAY VARY PER MUNICIPAL ORDER OR CUSTOM GRILLS) SHALL BE REQUIRED. ANY VARIATIONS FROM TITLES SHOWN MUST BE APPROVED BY OWNER.
2. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
3. PROVIDE FLASHING PER CODE AT ALL ROOF WALL CONNECTIONS AND ROOF CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
4. PERMISSIBLE TO VARY MATERIAL WITHIN IN CONTACT WITH MASONRY, CONCRETE OR STONE.



1 RIGHT ELEVATION - AS BUILT
 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - RENOVATED
 SCALE: 1/4" = 1'-0"

Right Elevation Exhibit March 2015

23

D E S I G N & D R A F T I N G

MATTHEW JOHNSON
 222 W. PARK AVE
 CHARLOTTE, NC 28203

704.609.3253

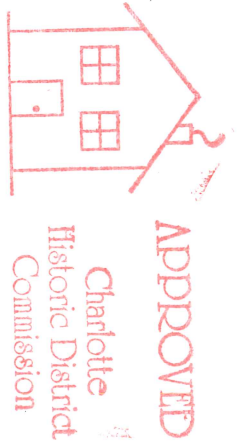
PROPOSED RENOVATIONS
 KLEIN RESIDENCE
 1211 E. WORTHINGTON AVE
 CHARLOTTE, NC 28203

SHEET:

A3

MARCH 2015

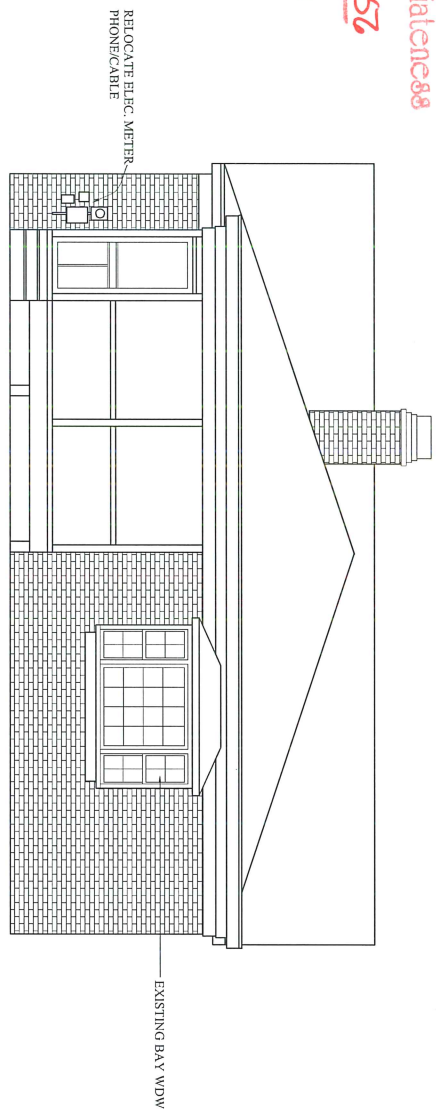
REV: 3.25.15



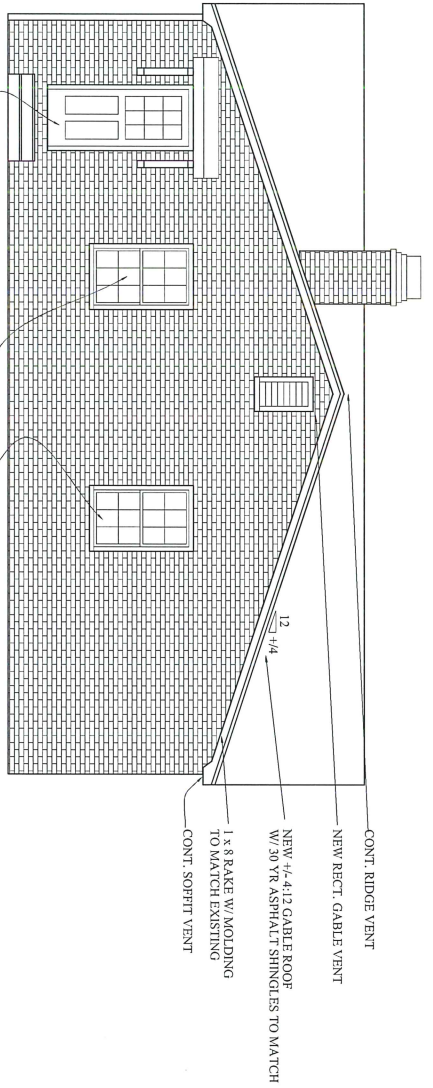
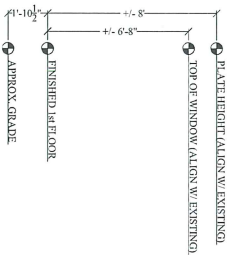
APPROVED
Charlotte
Historic District
Commission

Certificate of Appropriateness
HD02 2015-052
(Amended)

- ELEVATION NOTES
1. GRAB ELEVATIONS SHOWN, DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THERE ARE NO SETBACKS TO BE MAINTAINED FROM ANY ADJACENT PROPERTIES.
 2. SUE THE EXISTING TO CORNER OF THE SITE. ALL EXISTING BEYOND, WHERE APPLICABLE, SHALL REMAIN. EXISTING MATERIALS SHALL BE REPAIRED OR REPLACED AS NECESSARY. ANY ALTERATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.
 3. ALL NEW CONSTRUCTION TO BE CONFORMANT WITH ALL APPLICABLE ZONING ORDINANCES AND ALL CITY, COUNTY AND STATE REGULATIONS.
 4. PROVIDE FLASHING PER CODE AT ALL ROOF WALL CONNECTIONS AND ROOF CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
 5. USE POSSIBLE REPAIRED MATERIAL WHERE IN CONFLICT WITH MASONRY, CONCRETE OR STONE.



1 REAR ELEVATION - AS BUILT
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION - RENOVATED
SCALE: 1/8" = 1'-0"

Rear Elevation Exhibit March 2015

D E S I G N & D R A F T I N G
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SHEET:
A4

MARCH 2015
REV: 3.25.15