



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-080

DATE: June 11, 2015

ADDRESS OF PROPERTY: 229 East Worthington Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12105407

OWNER(S): Kenneth and Lucy Raynor (Allen Brooks, Applicant)

DETAILS OF APPROVED PROJECT: The project is a renovation of the principal structure including an expansion of the attic, porch addition, construction of a turret on the right corner and a new detached garage. Project details include wood siding (lap and shake patterns), wood windows and trim, new eaves and soffits to match existing, new screened porch and a new second floor rear addition. The garage will have materials complimentary to the principal structure, total height is +/- 23'.

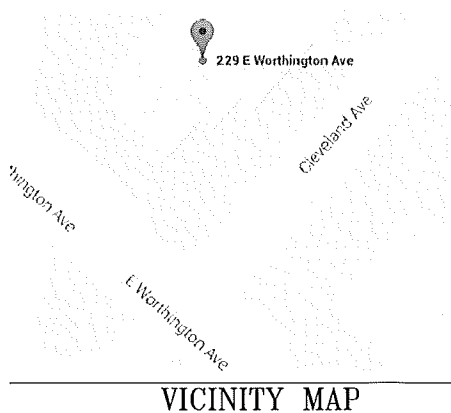
The project was approved by the HDC June 10, 2015.

- 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

Staff



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.

INDEX OF DRAWINGS

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Subject House
Tower Houses
Proposed Context

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- A-12 Proposed Garage
- A-13 Proposed Garage

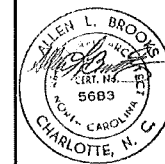
SQUARE FOOTAGE CALCULATIONS

| | Heated | Unheated |
|------------------------|------------|----------|
| Existing First Floor: | 2,180 S.F. | 339 S.F. |
| Existing Second Floor: | 1022 S.F. | 0 S.F. |
| | + | + |
| Proposed First Floor: | 85 S.F. | 170 S.F. |
| Proposed Second Floor: | 241 S.F. | 0 S.F. |
| | | |
| Total: | 3,527 S.F. | 509 S.F. |
| Total Under Roof: | 4.036 S.F. | |



ALB Architecture
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Historic Dilworth Addition & Renovation for the:

RAYNOR RESIDENCE

229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 15 APRIL 2015
REVISIONS -

COVER SHEET

A-0

OF: FOURTEEN



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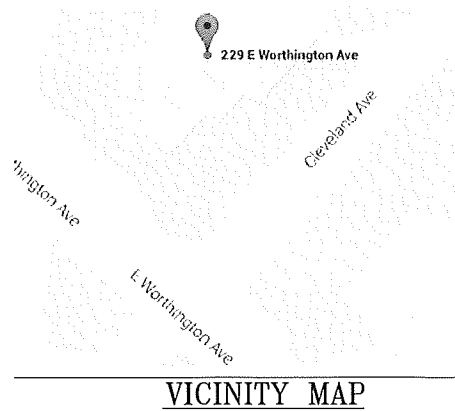
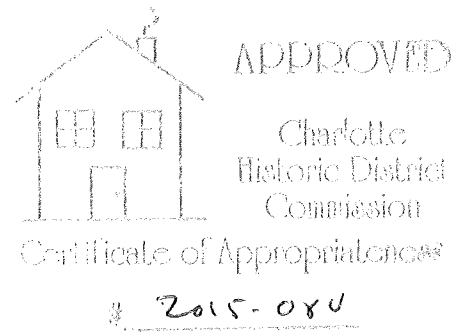
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Historic Dilworth Addition & Renovation for the:

RAYNOR RESIDENCE

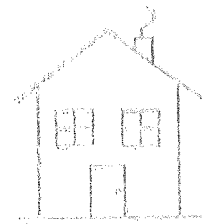
229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
INSURED - 15 APRIL 2015
REVISIONS -

COVER SHEET

A-0

OF: FOURTEEN



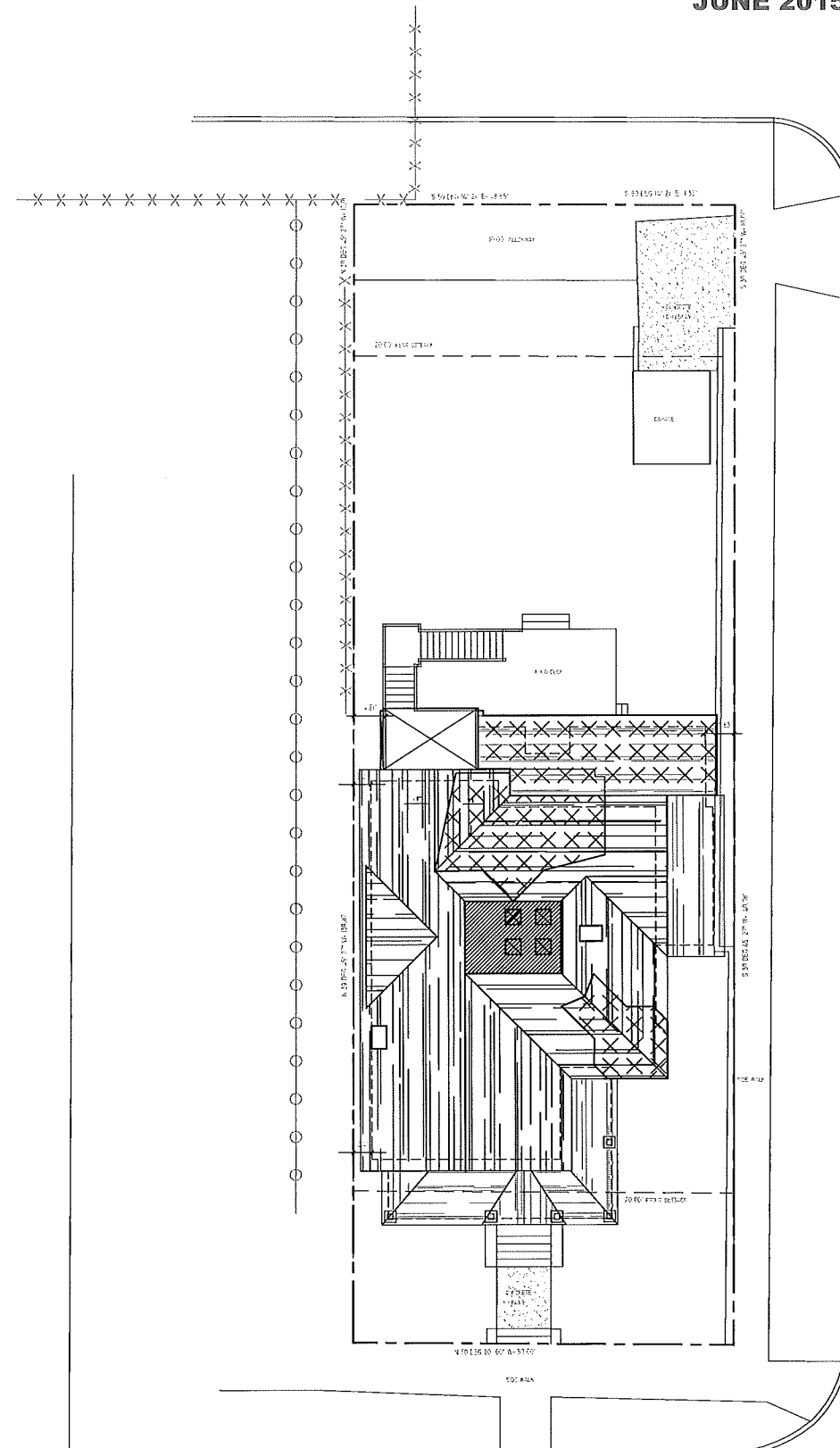
APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2015-080

JUNE 2015

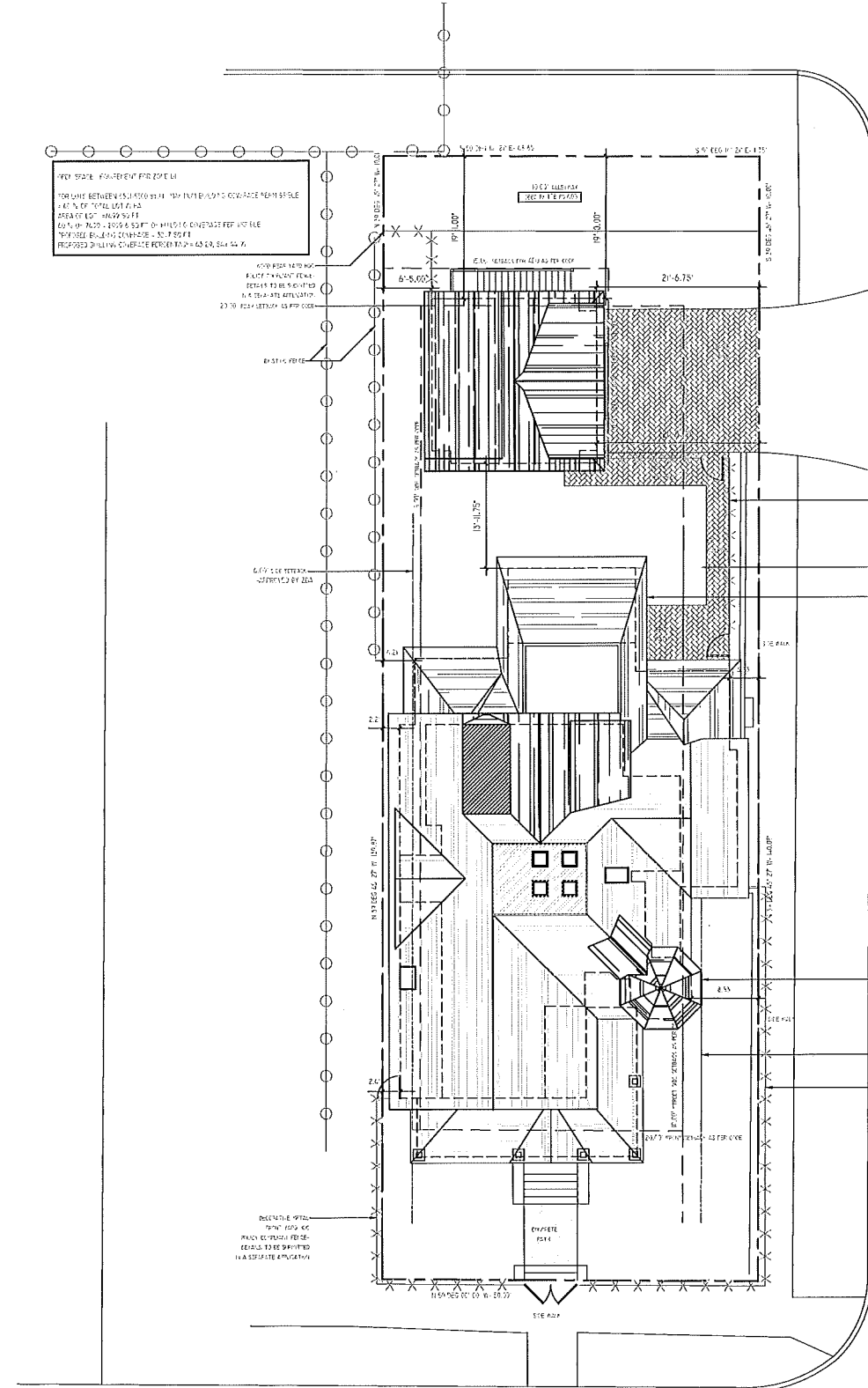


② EXISTING SITE PLAN
1" = 10'-0"



CLEVELAND AVENUE

E WORTHINGTON AVENUE



① PROPOSED SITE PLAN
1" = 10'-0"



E WORTHINGTON AVENUE

CLEVELAND AVENUE



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RAYNOR RESIDENCE

229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 15 APRIL 2015
REVISIONS -

EXISTING & PROPOSED SITE
PLANS

A-1

OF: FOURTEEN

JUNE 2015



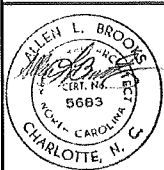
② PROPOSED CLEVELAND SIDE ELEVATION
1/4" = 1'-0"

| WINDOW SCHEDULE | | | |
|-----------------|---------------|----------------|------------|
| NO. | SIZE | HEADER CASE | TYPE |
| A | 2' 0" x 2' 0" | N/A | CASEP-401 |
| B | 2' 0" x 3' 0" | N/A | DOOR-2-101 |
| C | 1' 0" x 1' 0" | N/A | CASEP-401 |
| D | 2' 0" x 3' 0" | PATCH EXISTING | DOOR-2-101 |
| E | 2' 0" x 4' 0" | PATCH EXISTING | DOOR-2-101 |
| F | 1' 0" x 3' 0" | N/A | DOOR-2-101 |
| G | 2' 0" x 3' 0" | N/A | DOOR-2-101 |
| H | 2' 0" x 3' 0" | PATCH EXISTING | DOOR-2-101 |

THIRTEENTH STREET, N.C. 28203
15 APRIL 2015



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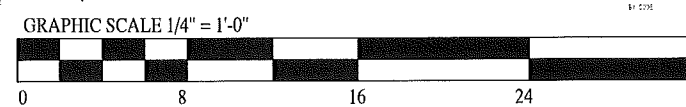


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Charlotte
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Certificate of Appropriateness
2015-080



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



Historic Dilworth Addition & Renovation for the:
RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15062
ENVELOPE - 15 APRIL 2015
REVISIONS -

PROPOSED ELEVATIONS
A-10
OF FOURTEEN

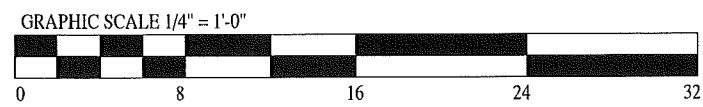
JUNE 2015



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



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



| WINDOW SCHEDULE | | | |
|-----------------|---------------|----------------|--------------|
| NO. | SIZE | REMARKS | TYPE |
| A | 2'-4" x 7'-0" | EXIST. | CASEP. F.W. |
| B | 2'-0" x 5'-0" | EXIST. | DOOR F. F.W. |
| C | 1'-0" x 4'-0" | EXIST. | CASEP. F.W. |
| D | 2'-0" x 6'-0" | PATCH EXISTING | DOOR F. F.W. |
| E | 2'-0" x 4'-0" | PATCH EXISTING | DOOR F. F.W. |
| F | 1'-0" x 5'-0" | EXIST. | DOOR F. F.W. |
| G | 2'-0" x 5'-0" | EXIST. | DOOR F. F.W. |
| H | 2'-0" x 5'-0" | PATCH EXISTING | DOOR F. F.W. |

FOR EACH WINDOW, SEE ALSO 2'-0" x 4'-0" x 6'-0" x 8'-0" x 10'-0" x 12'-0" x 14'-0" x 16'-0" x 18'-0" x 20'-0" x 22'-0" x 24'-0" x 26'-0" x 28'-0" x 30'-0" x 32'-0" x 34'-0" x 36'-0" x 38'-0" x 40'-0" x 42'-0" x 44'-0" x 46'-0" x 48'-0" x 50'-0" x 52'-0" x 54'-0" x 56'-0" x 58'-0" x 60'-0" x 62'-0" x 64'-0" x 66'-0" x 68'-0" x 70'-0" x 72'-0" x 74'-0" x 76'-0" x 78'-0" x 80'-0" x 82'-0" x 84'-0" x 86'-0" x 88'-0" x 90'-0" x 92'-0" x 94'-0" x 96'-0" x 98'-0" x 100'-0" x 102'-0" x 104'-0" x 106'-0" x 108'-0" x 110'-0" x 112'-0" x 114'-0" x 116'-0" x 118'-0" x 120'-0" x 122'-0" x 124'-0" x 126'-0" x 128'-0" x 130'-0" x 132'-0" x 134'-0" x 136'-0" x 138'-0" x 140'-0" x 142'-0" x 144'-0" x 146'-0" x 148'-0" x 150'-0" x 152'-0" x 154'-0" x 156'-0" x 158'-0" x 160'-0" x 162'-0" x 164'-0" x 166'-0" x 168'-0" x 170'-0" x 172'-0" x 174'-0" x 176'-0" x 178'-0" x 180'-0" x 182'-0" x 184'-0" x 186'-0" x 188'-0" x 190'-0" x 192'-0" x 194'-0" x 196'-0" x 198'-0" x 200'-0" x 202'-0" x 204'-0" x 206'-0" x 208'-0" x 210'-0" x 212'-0" x 214'-0" x 216'-0" x 218'-0" x 220'-0" x 222'-0" x 224'-0" x 226'-0" x 228'-0" x 230'-0" x 232'-0" x 234'-0" x 236'-0" x 238'-0" x 240'-0" x 242'-0" x 244'-0" x 246'-0" x 248'-0" x 250'-0" x 252'-0" x 254'-0" x 256'-0" x 258'-0" x 260'-0" x 262'-0" x 264'-0" x 266'-0" x 268'-0" x 270'-0" x 272'-0" x 274'-0" x 276'-0" x 278'-0" x 280'-0" x 282'-0" x 284'-0" x 286'-0" x 288'-0" x 290'-0" x 292'-0" x 294'-0" x 296'-0" x 298'-0" x 300'-0" x 302'-0" x 304'-0" x 306'-0" x 308'-0" x 310'-0" x 312'-0" x 314'-0" x 316'-0" x 318'-0" x 320'-0" x 322'-0" x 324'-0" x 326'-0" x 328'-0" x 330'-0" x 332'-0" x 334'-0" x 336'-0" x 338'-0" x 340'-0" x 342'-0" x 344'-0" x 346'-0" x 348'-0" x 350'-0" x 352'-0" x 354'-0" x 356'-0" x 358'-0" x 360'-0" x 362'-0" x 364'-0" x 366'-0" x 368'-0" x 370'-0" x 372'-0" x 374'-0" x 376'-0" x 378'-0" x 380'-0" x 382'-0" x 384'-0" x 386'-0" x 388'-0" x 390'-0" x 392'-0" x 394'-0" x 396'-0" x 398'-0" x 400'-0" x 402'-0" x 404'-0" x 406'-0" x 408'-0" x 410'-0" x 412'-0" x 414'-0" x 416'-0" x 418'-0" x 420'-0" x 422'-0" x 424'-0" x 426'-0" x 428'-0" x 430'-0" x 432'-0" x 434'-0" x 436'-0" x 438'-0" x 440'-0" x 442'-0" x 444'-0" x 446'-0" x 448'-0" x 450'-0" x 452'-0" x 454'-0" x 456'-0" x 458'-0" x 460'-0" x 462'-0" x 464'-0" x 466'-0" x 468'-0" x 470'-0" x 472'-0" x 474'-0" x 476'-0" x 478'-0" x 480'-0" x 482'-0" x 484'-0" x 486'-0" x 488'-0" x 490'-0" x 492'-0" x 494'-0" x 496'-0" x 498'-0" x 500'-0" x 502'-0" x 504'-0" x 506'-0" x 508'-0" x 510'-0" x 512'-0" x 514'-0" x 516'-0" x 518'-0" x 520'-0" x 522'-0" x 524'-0" x 526'-0" x 528'-0" x 530'-0" x 532'-0" x 534'-0" x 536'-0" x 538'-0" x 540'-0" x 542'-0" x 544'-0" x 546'-0" x 548'-0" x 550'-0" x 552'-0" x 554'-0" x 556'-0" x 558'-0" x 560'-0" x 562'-0" x 564'-0" x 566'-0" x 568'-0" x 570'-0" x 572'-0" x 574'-0" x 576'-0" x 578'-0" x 580'-0" x 582'-0" x 584'-0" x 586'-0" x 588'-0" x 590'-0" x 592'-0" x 594'-0" x 596'-0" x 598'-0" x 600'-0" x 602'-0" x 604'-0" x 606'-0" x 608'-0" x 610'-0" x 612'-0" x 614'-0" x 616'-0" x 618'-0" x 620'-0" x 622'-0" x 624'-0" x 626'-0" x 628'-0" x 630'-0" x 632'-0" x 634'-0" x 636'-0" x 638'-0" x 640'-0" x 642'-0" x 644'-0" x 646'-0" x 648'-0" x 650'-0" x 652'-0" x 654'-0" x 656'-0" x 658'-0" x 660'-0" x 662'-0" x 664'-0" x 666'-0" x 668'-0" x 670'-0" x 672'-0" x 674'-0" x 676'-0" x 678'-0" x 680'-0" x 682'-0" x 684'-0" x 686'-0" x 688'-0" x 690'-0" x 692'-0" x 694'-0" x 696'-0" x 698'-0" x 700'-0" x 702'-0" x 704'-0" x 706'-0" x 708'-0" x 710'-0" x 712'-0" x 714'-0" x 716'-0" x 718'-0" x 720'-0" x 722'-0" x 724'-0" x 726'-0" x 728'-0" x 730'-0" x 732'-0" x 734'-0" x 736'-0" x 738'-0" x 740'-0" x 742'-0" x 744'-0" x 746'-0" x 748'-0" x 750'-0" x 752'-0" x 754'-0" x 756'-0" x 758'-0" x 760'-0" x 762'-0" x 764'-0" x 766'-0" x 768'-0" x 770'-0" x 772'-0" x 774'-0" x 776'-0" x 778'-0" x 780'-0" x 782'-0" x 784'-0" x 786'-0" x 788'-0" x 790'-0" x 792'-0" x 794'-0" x 796'-0" x 798'-0" x 800'-0" x 802'-0" x 804'-0" x 806'-0" x 808'-0" x 810'-0" x 812'-0" x 814'-0" x 816'-0" x 818'-0" x 820'-0" x 822'-0" x 824'-0" x 826'-0" x 828'-0" x 830'-0" x 832'-0" x 834'-0" x 836'-0" x 838'-0" x 840'-0" x 842'-0" x 844'-0" x 846'-0" x 848'-0" x 850'-0" x 852'-0" x 854'-0" x 856'-0" x 858'-0" x 860'-0" x 862'-0" x 864'-0" x 866'-0" x 868'-0" x 870'-0" x 872'-0" x 874'-0" x 876'-0" x 878'-0" x 880'-0" x 882'-0" x 884'-0" x 886'-0" x 888'-0" x 890'-0" x 892'-0" x 894'-0" x 896'-0" x 898'-0" x 900'-0" x 902'-0" x 904'-0" x 906'-0" x 908'-0" x 910'-0" x 912'-0" x 914'-0" x 916'-0" x 918'-0" x 920'-0" x 922'-0" x 924'-0" x 926'-0" x 928'-0" x 930'-0" x 932'-0" x 934'-0" x 936'-0" x 938'-0" x 940'-0" x 942'-0" x 944'-0" x 946'-0" x 948'-0" x 950'-0" x 952'-0" x 954'-0" x 956'-0" x 958'-0" x 960'-0" x 962'-0" x 964'-0" x 966'-0" x 968'-0" x 970'-0" x 972'-0" x 974'-0" x 976'-0" x 978'-0" x 980'-0" x 982'-0" x 984'-0" x 986'-0" x 988'-0" x 990'-0" x 992'-0" x 994'-0" x 996'-0" x 998'-0" x 1000'-0"



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PROPOSED ELEVATIONS

A-11

OF FOURTEEN

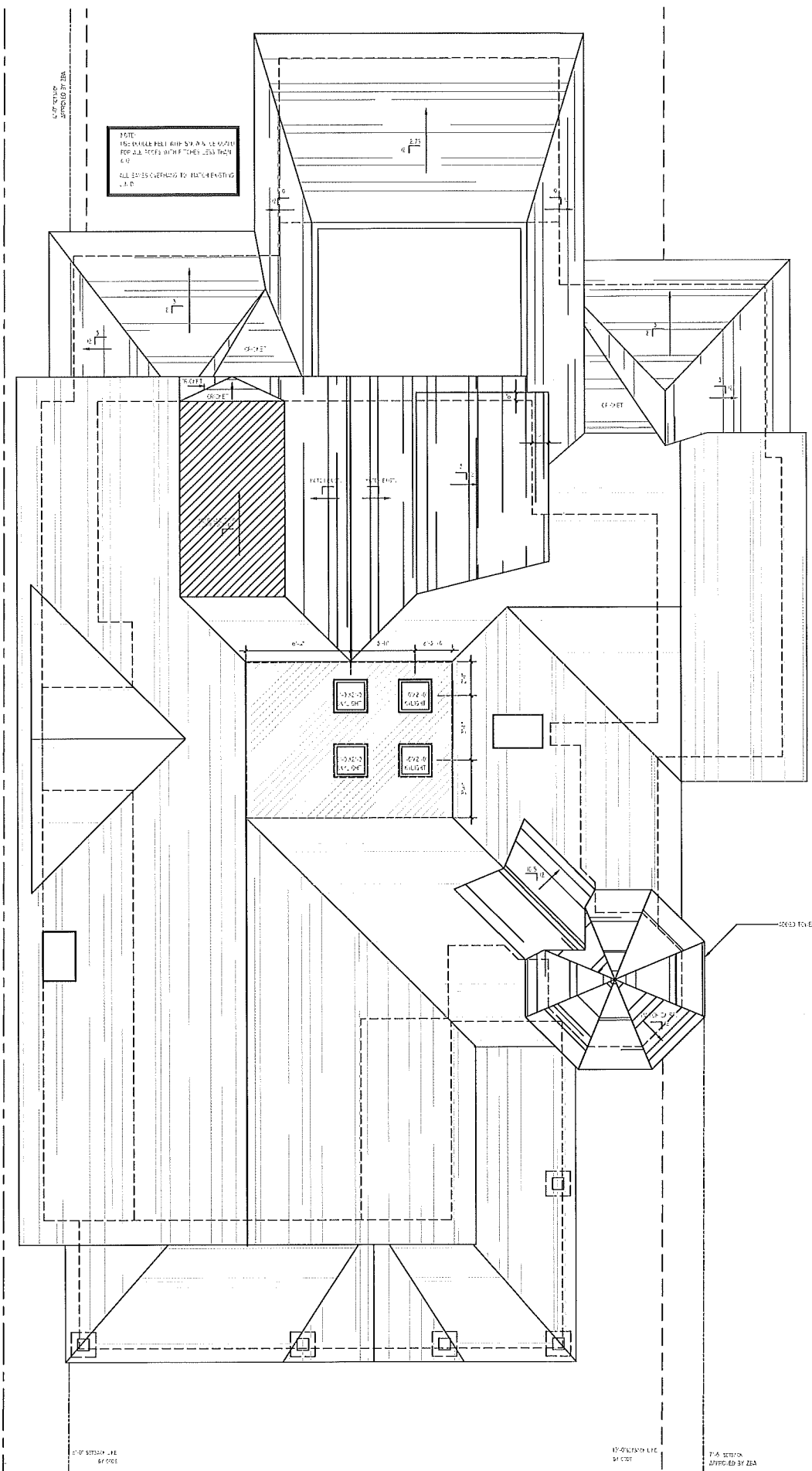


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2015-080



JUNE 2015

① PROPOSED ROOF PLAN
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"



| | |
|--|-------------|
| | NEW ROOF |
| | EXIST. ROOF |
| | PAVING |
| | EXIST. ROOF |

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PROPOSED PLANS

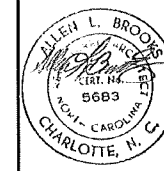
A-9

OF: FOURTEEN



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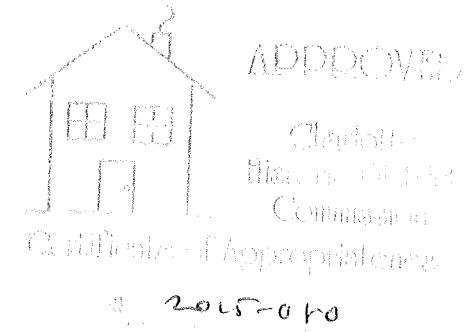
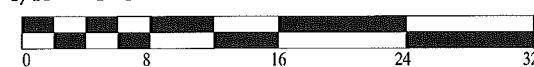
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② REFERENCE IMAGE OF RESIDENCE LOCATED AT
INTERSECTION OF EUCLID AND EAST PARK AVENUE



① PROPOSED HOUSE AND ACCESSORY STRUCTURE FROM CLEVELAND AVENUE SIDE



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15 APRIL 2015

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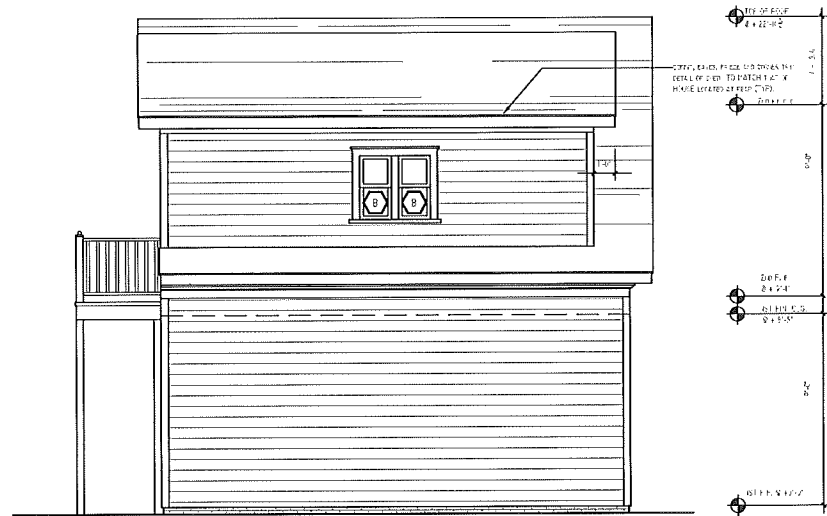
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PROPOSED CONTEXT

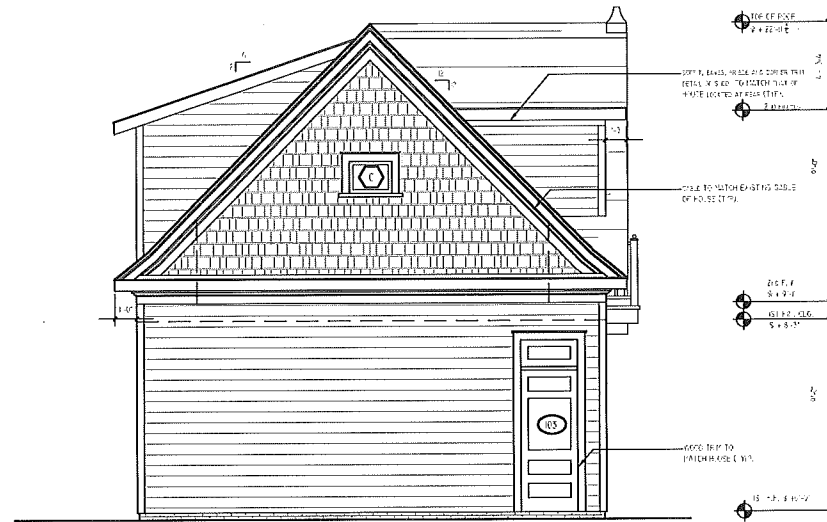
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Certificate of Appropriateness
2015-080

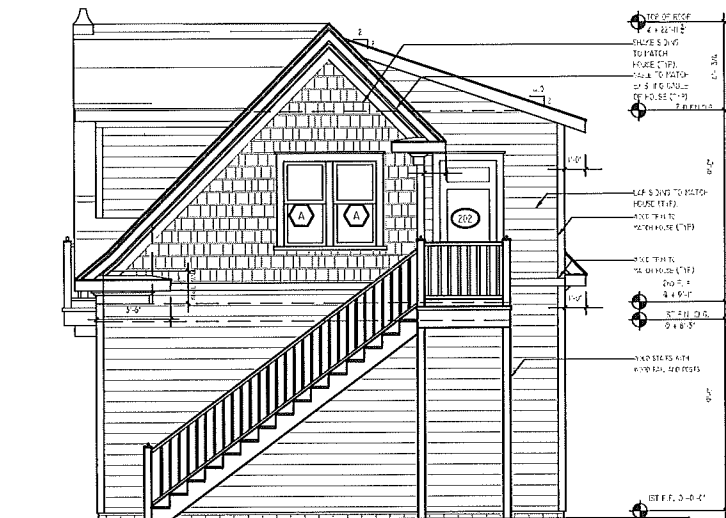
JUNE 2015



④ REAR ELEVATION
1/4" = 1'-0"



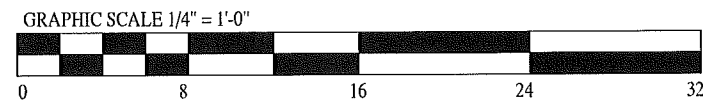
③ LEFT SIDE ELEVATION (HOUSE FACING)
1/4" = 1'-0"



② RIGHT SIDE ELEVATION (ALLEY FACING)
1/4" = 1'-0"



① FRONT ELEVATION (CLEVELAND AVENUE FACING)
1/4" = 1'-0"



| GARAGE WINDOW SCHEDULE | | | |
|------------------------|---------------|--------|-------------|
| NO. | SIZE | HEIGHT | TYPE |
| 1 | 2'-0" x 4'-0" | 4'-0" | DOUBLE HUNG |
| 2 | 1'-0" x 3'-0" | 3'-0" | DOUBLE HUNG |
| 3 | 2'-0" x 3'-0" | 3'-0" | FIXED |

NOTE: ELEVATION HEIGHTS ARE GIVEN FOR THE EXTERIOR FACE OF THE WINDOW.

NOTE: FOR THE CROWN MOULDING, SELECT THE 1/2" TO THE EXTERIOR FOR 1/2" TO THE INTERIOR.

NOTE: ELEVATION HEIGHTS ARE GIVEN FOR THE EXTERIOR FACE OF THE WINDOW.

NOTE: FOR THE CROWN MOULDING, SELECT THE 1/2" TO THE EXTERIOR FOR 1/2" TO THE INTERIOR.

* H.S. MATCHES 5'-0"

ALL WINDOWS SHALL BE OF GLASS OR GLASS AND GLASS BLOCK OR GLASS BLOCK AND GLASS BLOCK.

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15 APRIL 2015

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Historic Dilworth Addition & Renovation for the:
RAYNOR RESIDENCE
229 East Worthington Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
ISSUED - 15 APRIL 2015
REVISIONS -

PROPOSED GARAGE
A-13
OF FOURTEEN