



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2015-151

DATE: July 2, 2015

ADDRESS OF PROPERTY: 812 Lexington Avenue

HISTORIC DISTRICT: DILWORTH

TAX PARCEL NUMBER: 123.051.77

OWNER(S): Kevin and Stacy Phillips

DETAILS OF APPROVED PROJECT: Rear Addition. Existing roof plane will be extended to accommodate addition. Rear shed roof dormer will be centered on rear roof slope and tie to roof below the ridge. See exhibit labeled Elevations July 2015 A3'. New side to side gabled roof will be detailed out in timbers and stucco on the gable ends. See exhibits labeled 'Elevations July 2015 A4 and A5'. This represents a Staff Approval of changes to an HDC Approved addition. Materials (including brick, stucco, timbering, roofing, windows, etc.) and details (including stucco, timbering, window configuration, soffit/fascia treatment, overhang, etc.) will match existing.

Applicable *Policy & Design Guidelines – Additions* page 36.

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

5. Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for Staff Approval.

- 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.

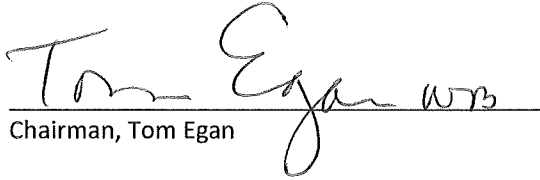
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be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

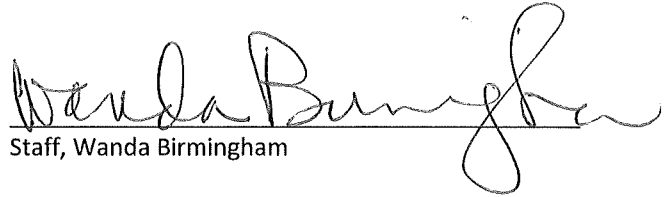
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

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, Wanda Birmingham



CLIENT: PHILLIPS & GRANT PHILLIPS

| | |
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| PROJECT NUMBER: | |
| DATE: | |
| DESIGNER: | |
| SCALE: | |
| DATE: | |
| BY: | |
| CHECKED BY: | |
| DATE: | |
| APPROVED BY: | |
| DATE: | |

A3

EXISTING & NEW WINDOW SCHEDULE

| MARK | SIZE | HEADER HEIGHT | TYPE |
|------|---------------|---------------|---------------|
| 1 | 2'-6" x 5'-0" | 7'-6" | DOUBLE HUNG |
| 2 | 1'-8" x 5'-0" | 7'-6" | DOUBLE HUNG |
| 3 | 2'-4" x 4'-0" | 7'-6" | DOUBLE HUNG |
| 4 | 2'-6" x 3'-0" | 7'-6" | DOUBLE HUNG |
| 5 | 2'-8" x 4'-0" | 7'-6" | GLASS BRICK |
| 6 | 2'-0" x 2'-8" | 6'-0" | FIXED PANEL |
| 7 | 4'-4" x 2'-8" | 6'-0" | DOUBLE CASING |
| 8 | 2'-4" x 4'-4" | 7'-6" | DIRECT SET |
| 9 | 2'-4" x 5'-0" | 7'-6" | DOUBLE HUNG |
| 10 | 2'-4" x 4'-4" | 7'-6" | DOUBLE CASING |

NOTE: MATCH EXISTING WINDOWS. INSTALL WITH DRIP CAP AND FLASHING. VERIFY ALL WINDOW SIZES AND HEADERS. VERIFY ANY REQUIREMENTS FOR GLASS OR TEMPERED GLASS.

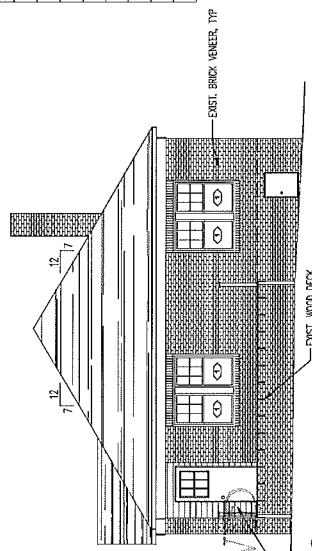
MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) AND BACK BAND TRIM AT WINDOWS.

PROVIDE ORDERING WINDOWS. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

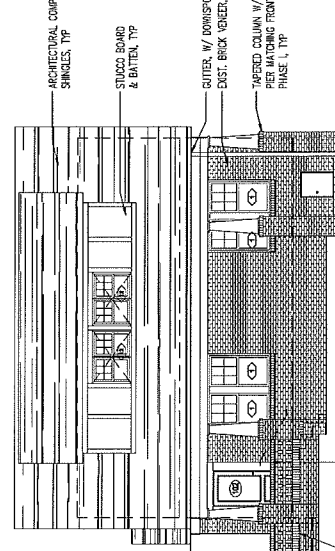
NOTE: ALL WINDOWS WITH 9 SF OF GLASS OR MORE AND LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP).

DOOR SCHEDULE

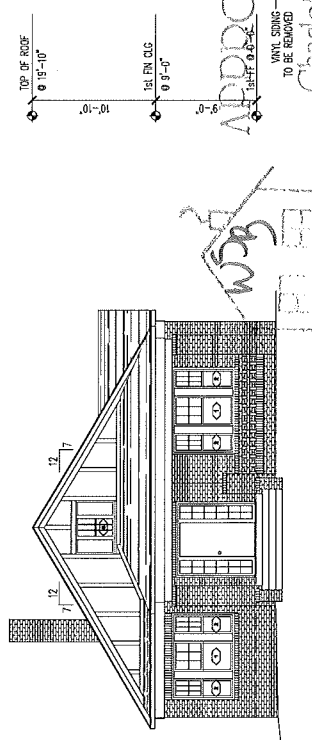
| MARK | OPENING | LOCATION/TYP |
|------|---------------|--------------------|
| 1 | 3'-0" x 7'-0" | FRONT DOOR |
| 2 | 3'-0" x 7'-0" | BACK DOOR |
| 3 | - | - |
| 4 | 2'-8" x 6'-8" | TYP INTERIOR |
| 5 | 2'-8" x 6'-8" | TYP INTERIOR-SLING |
| 6 | 2'-8" x 5'-0" | TYP STORAGE |



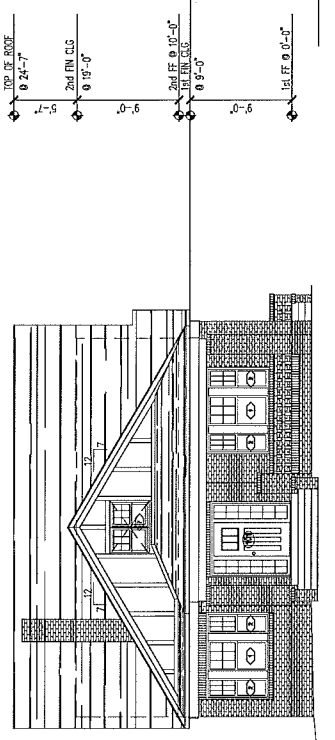
3 EXISTING BACK ELEVATION
3/16" = 1'-0"



4 PROPOSED BACK ELEVATION
3/16" = 1'-0"



1 EXISTING FRONT ELEVATION
3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION
3/16" = 1'-0"

APPROVED

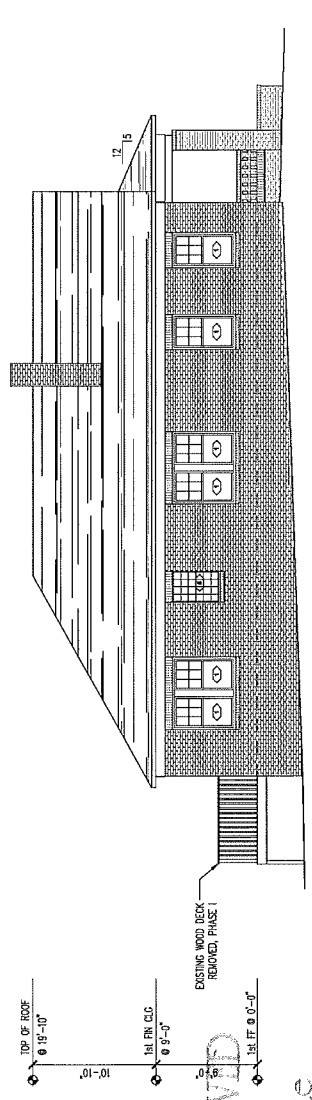
Charlotte
Historic District
Commission
Certificate of Appropriateness
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Elevations July 2015

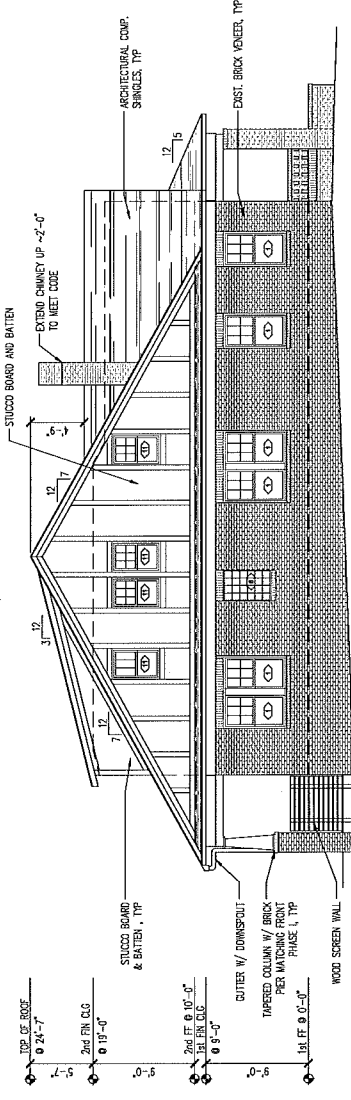


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| PROJECT NUMBER | |
| DATE | |
| SCALE | |
| DESIGNER | |
| CHECKER | |
| DATE | |
| SCALE | |
| DATE | |
| SCALE | |
| DATE | |
| SCALE | |

NOTE:
 SEE DRAWING A3 FOR WINDOW AND DOOR SCHEDULE.



1 EXISTING LEFT ELEVATION
 3/16" = 1'-0"



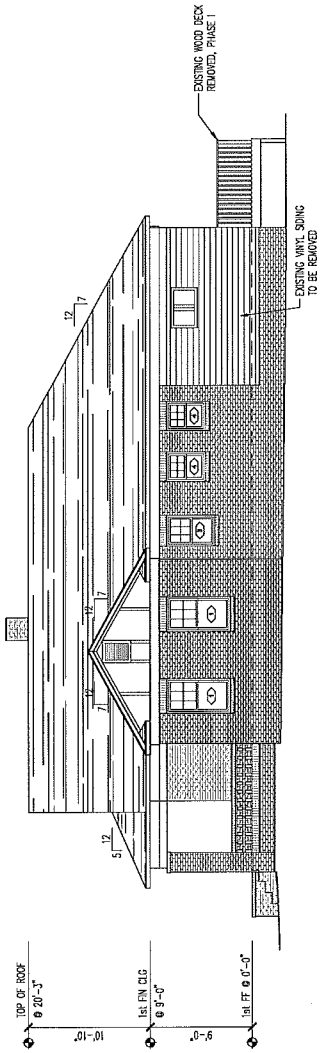
2 PROPOSED LEFT ELEVATION
 3/16" = 1'-0"

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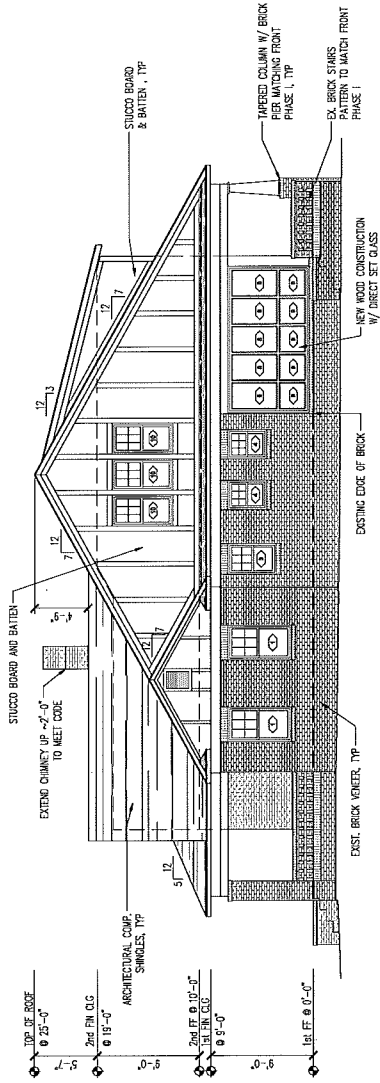
Elevations July 2015



NOTE:
SEE DRAWING A3 FOR WINDOW AND DOOR SCHEDULE.



1 EXISTING RIGHT ELEVATION
3/16" = 1'-0"



2 PROPOSED RIGHT ELEVATION
3/16" = 1'-0"

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| | | |
|-----|--------------------------|------------|
| NO. | DESCRIPTION | DATE |
| 1 | CONSTRUCTION OF PROPOSAL | 07/14/2015 |

| | |
|----------------|------------------|
| PROJECT NUMBER | 0000 |
| DATE | 07/14/2015 |
| CLIENT | PHILLIPS |
| CONTRACT | 0000 |
| ADDRESS | 812 LEIGHTON AVE |
| CITY | CHARLOTTE, NC |
| STATE | NC |
| COUNTY | MECKLENBURG |
| PROJECT | PHILLIPS |
| DATE | 07/14/2015 |
| BY | PHILLIPS |
| CHECKED | PHILLIPS |
| SCALE | AS SHOWN |

Elevations July 2015