



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-226 (replaces 2015-093) **DATE:** January 6, 2015

ADDRESS OF PROPERTY: 1716 Winthrop Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12308409

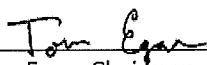
OWNER(S): Allen and Carly West

DETAILS OF APPROVED PROJECT: The project is a two-story detached accessory garage building located in the rear yard. The project also includes the removal of a small dilapidated shed structure. The new building measures 24'-6" x 26'-0" with a height of 23'-2" (see Elevation and Floor Plan Exhibit – May 2015, Revised). The building design is inspired by the main house, with a gambrel roof and dormers on both sides. The second floor will be accessed by an interior staircase and used for storage. Materials and details will be Hardie type cementitious boards including lap siding, trim, corner boards, windows, etc. (approved by the HDC December 9, 2015). The garage doors will be steel with a recessed carriage house panel design and will be painted (see Garage Doors Exhibit – October 2015). The doors will be solid without the band of windows at the top as shown in the attached elevation. The project includes a new 20' wide paved apron the length of the garage (see Site Plan Exhibit – May 2015, Revised). A portion of the existing fence will be removed to construct the new garage. Handrails will be decorative metal. If any portion of the fence needs to be replaced post-construction, then a separate approval for the fence design is required. The structure will meet the minimum side and rear setbacks. Approval of any substitute material is not implied. See attached plans.

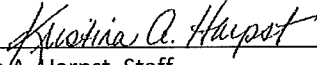
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for accessory buildings have been met.

- 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.

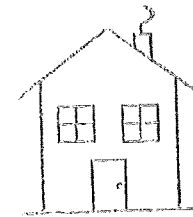
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be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



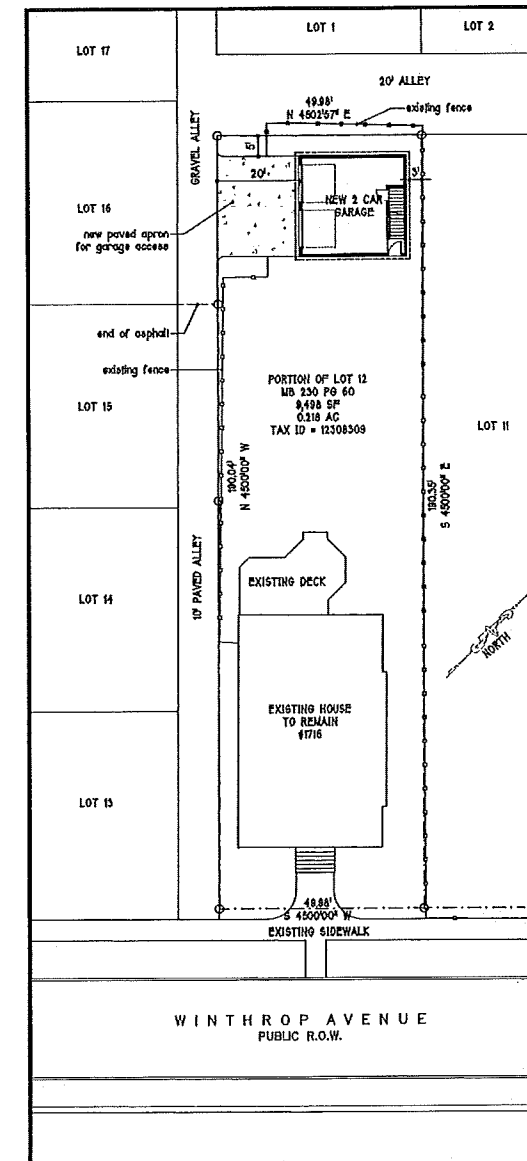
APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC 2015-043 (Revised)
226

West Garage
1716 Winthrop Avenue
Charlotte, North Carolina



1 ARCHITECTURAL SITE PLAN
SP1.1 SCALE: 1" = 20'



DonDuffy
Architecture

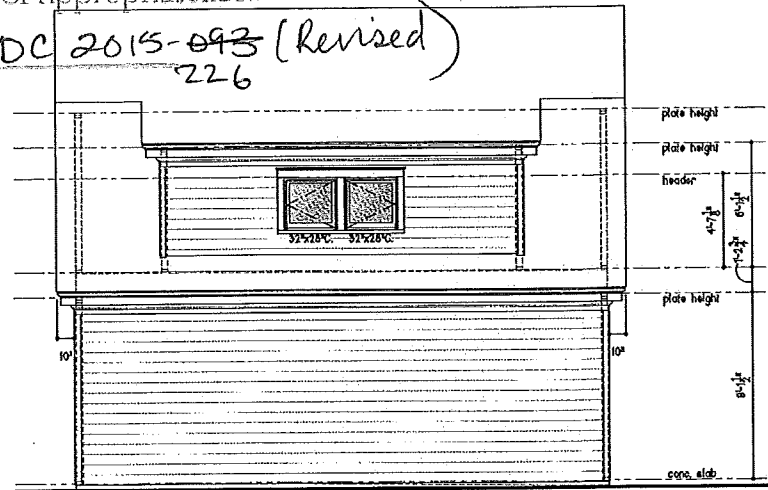
301 Providence Rd
Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

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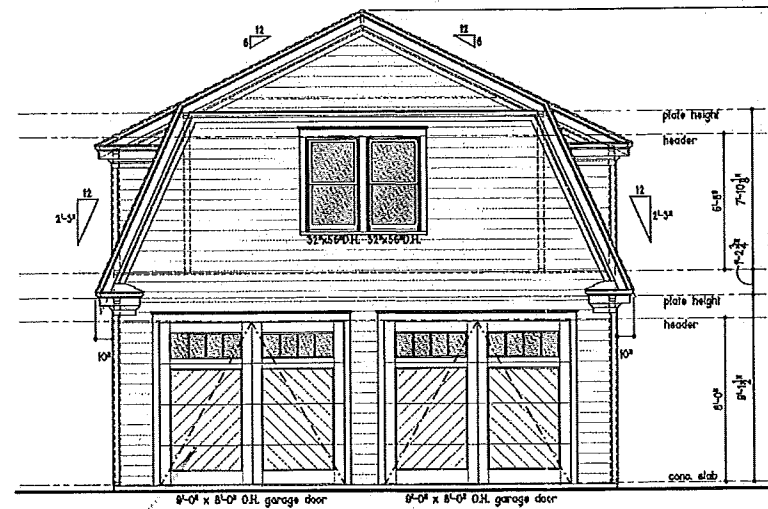
Date: 09-05-14
Revisions: 05-05-15
05-11-15
Drawn By:
Sheet: SP1.1
Allen West

Site Plan Exhibit - May 2015 (revised)

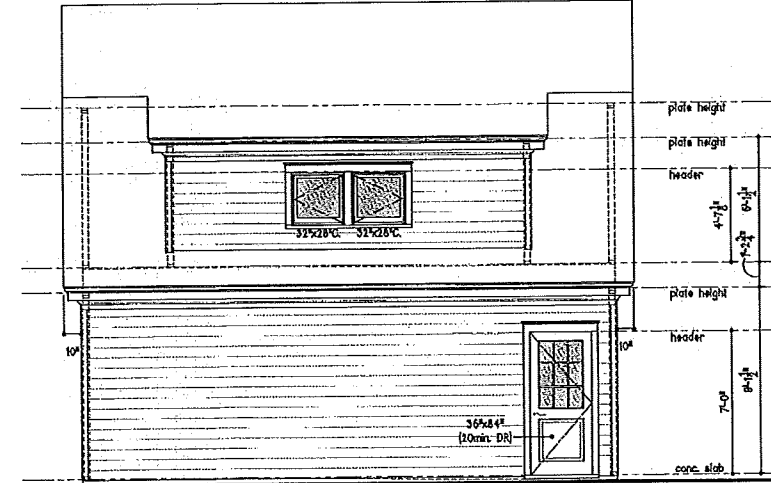
HDC 2015-093 (Revised)
226



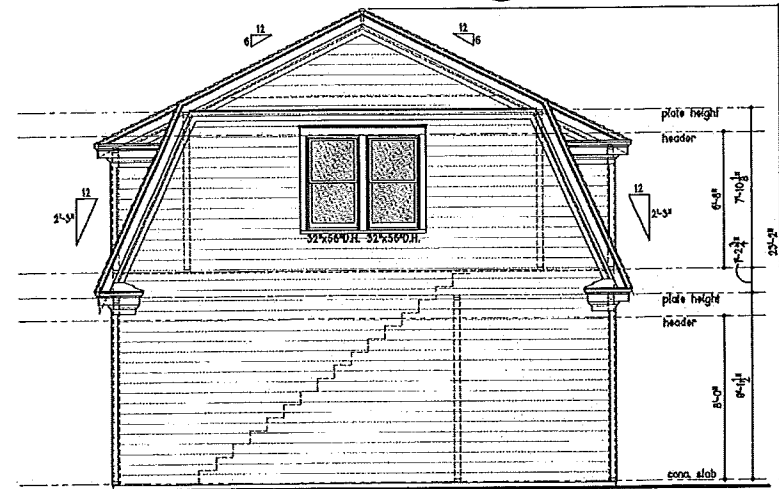
7 LEFT ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



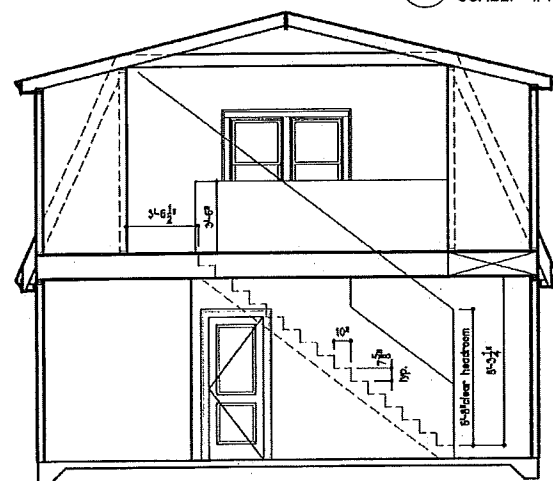
6 FRONT ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



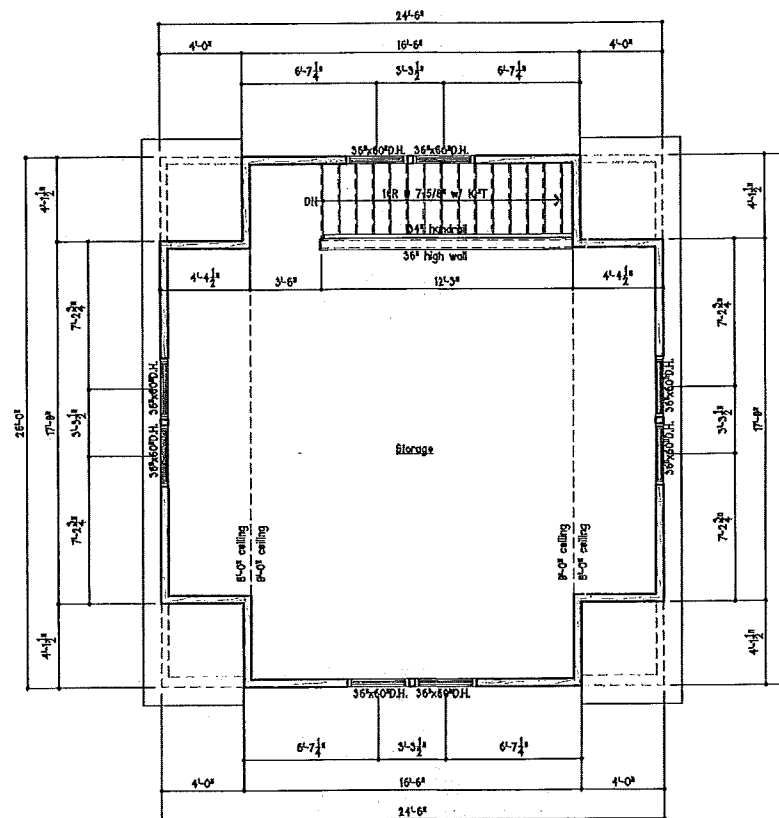
5 RIGHT ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



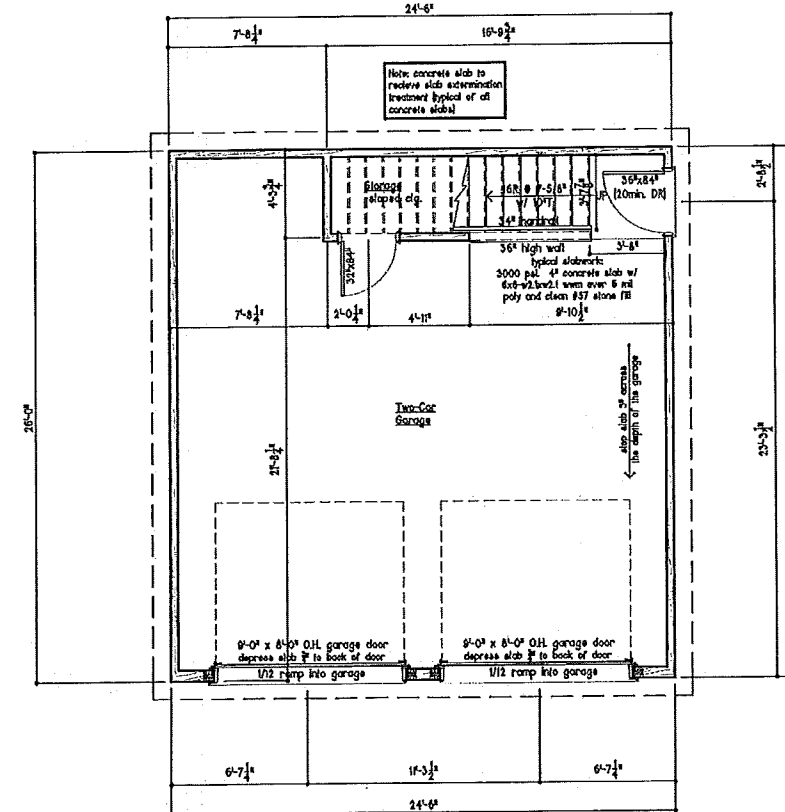
4 REAR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



3 STAIR SECTION
A1.1 SCALE: 1/4" = 1'-0"



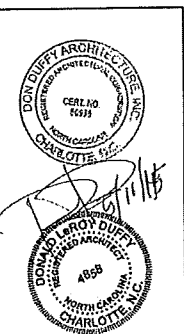
2 2nd FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



1 1st FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"

Solid doors
no glass/window
band across the top

West Garage
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Charlotte, North Carolina



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