



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-080

DATE: February 15, 2016

ADDRESS OF PROPERTY: 1325 Dilworth Road (Lot 1, part of lot 2 and 13, block 32)

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12310203

OWNER(S): Kenneth Coe

DETAILS OF APPROVED PROJECT: The project is a new single family house and detached garage. The front setback is approximately 43' from the right of way. Materials include wood siding and trim, brick and copper. Windows are wood STDL windows with aluminum cladding. Height is approximately 29' from finished floor to ridge. The detached garage is one story with details to match the house. Tree removal and new landscaping are detailed on the site plan.

The project was approved by the HDC February 10, 2016.

- 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



1 Front Perspective
A2.4 NOT TO SCALE

Private Residence
420 South Summit Avenue
Charlotte, NC

PRELIMINARY

DonDuffy
Architecture

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

THIS DRAWING IS AN INSTRUMENT OF
SERVICE. THE DRAWING AND THE
INFORMATION THEREON IS THE
PROPERTY OF DON DUFFY ARCHITECT.
ANY REPRODUCTION, ALTERATION, OR
USE FOR OTHER THAN THE EXTENDED
PAULSLEY WITHOUT THE WRITTEN
CONSENT OF DON DUFFY ARCHITECT, IS
EXPRESSLY FORBIDDEN.
COPYRIGHT © DON DUFFY ARCHITECT

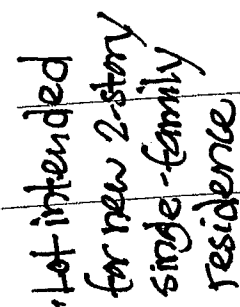
■ Date: 2/1/2016

■ Revisions:

■ Drawn By:

■ Sheet: A2.4
Private Residence

This survey does not benefit from a complete examination of title.



MB 3-413
LOT 12 BLOCK 32

189.14' E -

Sideward

40' Rear yard

N 8d13'42" E - 84.66'

MB 47-503
LOT 5 BLOCK 32

Parcel Area = 0.418 acres
(by coordinates)

chord = S 6d 4' 40" W - 100.30'
Radius = 1594.16' Length = 100.32'

C1: Radius=1594.16', length=2.85', chord=S 8d2'24" W - 2.85'

5389

53.89' N 79d56' 43" W

5' Sideyard

S 82d22" E ^{.....} 137' 70' proposed description line

50

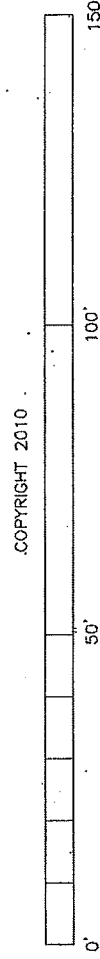
60' Public R/W

DB 5003-126 (1985)

C.M. KELLY
DB 16678-439

~~Parcel~~ 30' setback Area = 0.656 acres
(by coordinates)

DILWORTH ROAD 80' Public R/W



COPYRIGHT 2010

PHYSICAL SURVEY OF
LOT 1, part of LOT 2 & LOT 13 - BLOCK 32 of DILWORTH
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

certified to:

KENNETH S. COE & RUSH D. COE
Description Taken From Map Book 3-10 & Deed Book 5003-126
Scale 1" = 30' March 1, 2010

March 1, 2010

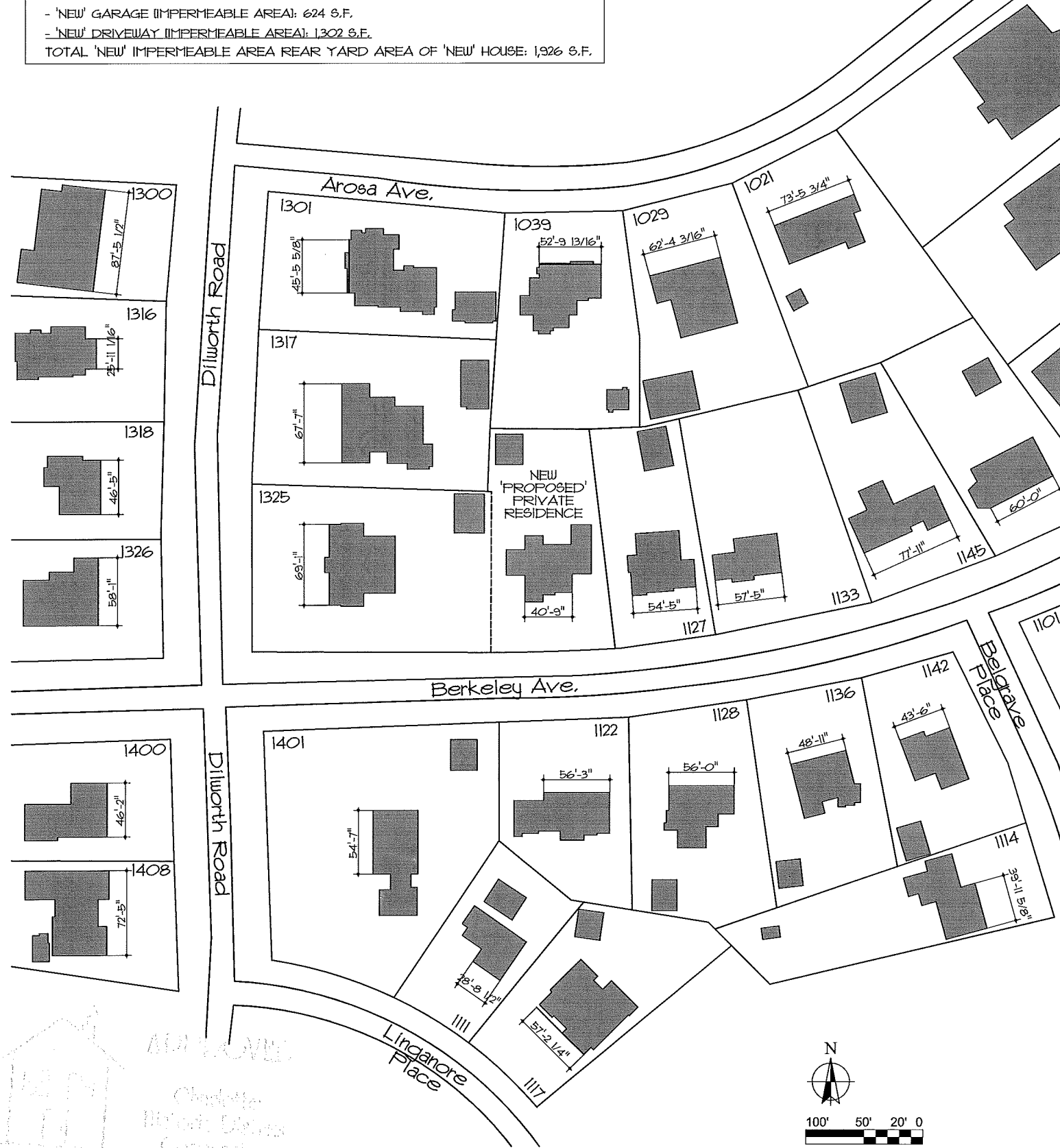
J. Martin Zoutewelle, PLS L-3498, 2136 Malvern Road, Charlotte, NC 28207

ALLOWABLE 'PERMEABLE' CALCULATIONS

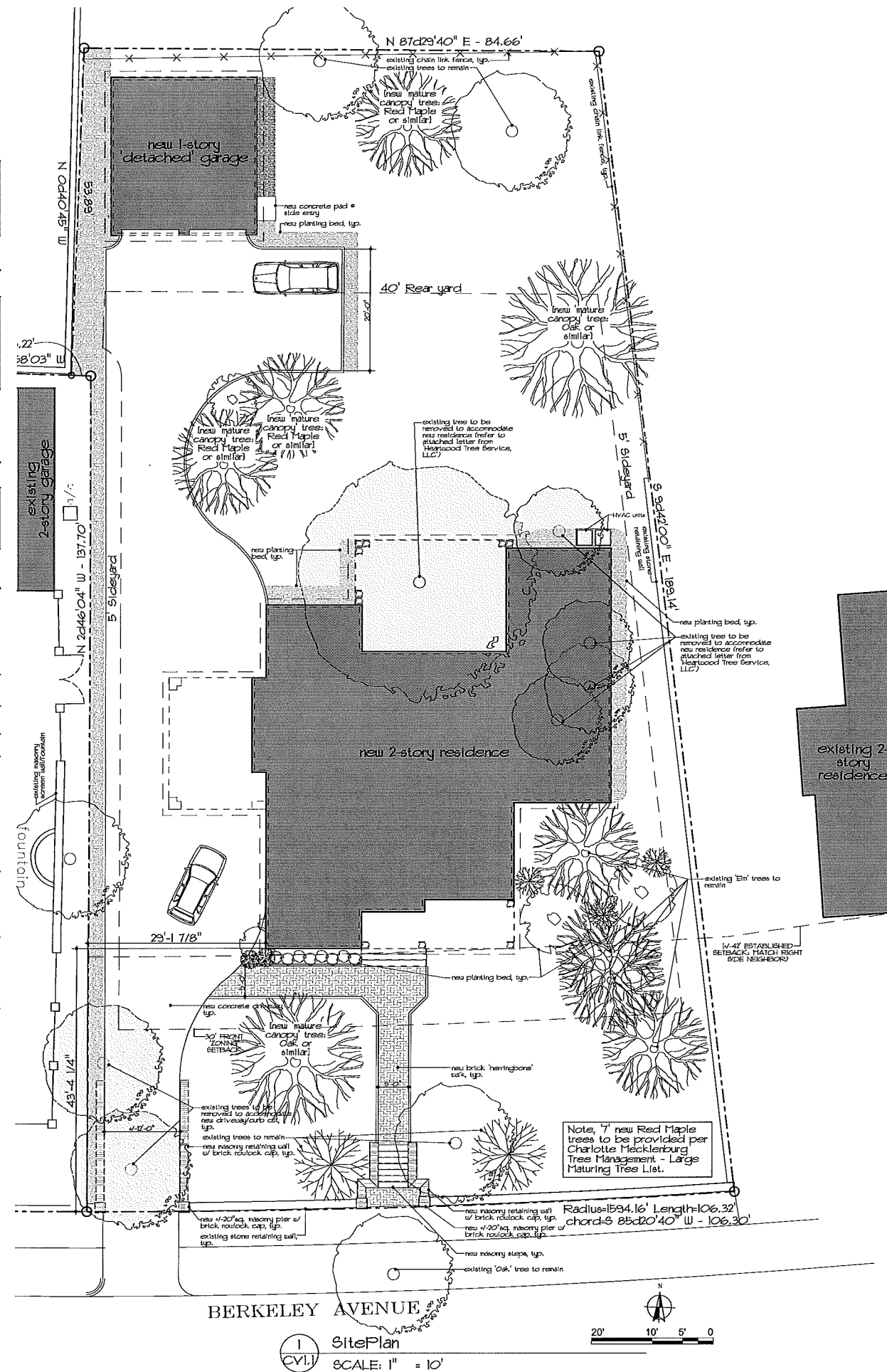
- TOTAL REAR YARD AREA OF 'NEW' HOUSE: 7,246 S.F.
[ALLOWABLE 'PERMEABLE' AREA = 1/2 OF TOTAL REAR YARD AREA OF 'NEW' HOUSE: 3,624 S.F.]
- 'NEW' GARAGE IMPERMEABLE AREA: 624 S.F.
- 'NEW' DRIVEWAY IMPERMEABLE AREA: 1,302 S.F.
- TOTAL 'NEW' IMPERMEABLE AREA REAR YARD AREA OF 'NEW' HOUSE: 1,926 S.F.

SQUARE FOOTAGE CALCULATIONS

- FIRST FLOOR ('NEW' HOUSE HEATED S.F.): 2,667
- (SQUARE FOOTAGE CALCS TAKEN FROM EXTERIOR FACE OF MASONRY/SHEATHING)



2 Plot Plan
CYLI SCALE: 1" = 50'



1 Site Plan
CYLI SCALE: 1" = 10'

Coe Residence
Part of Lot 13 - Block 32 Dilworth Road
Charlotte, NC

PRELIMINARY

DonDuffy
Architecture

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

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.

ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.

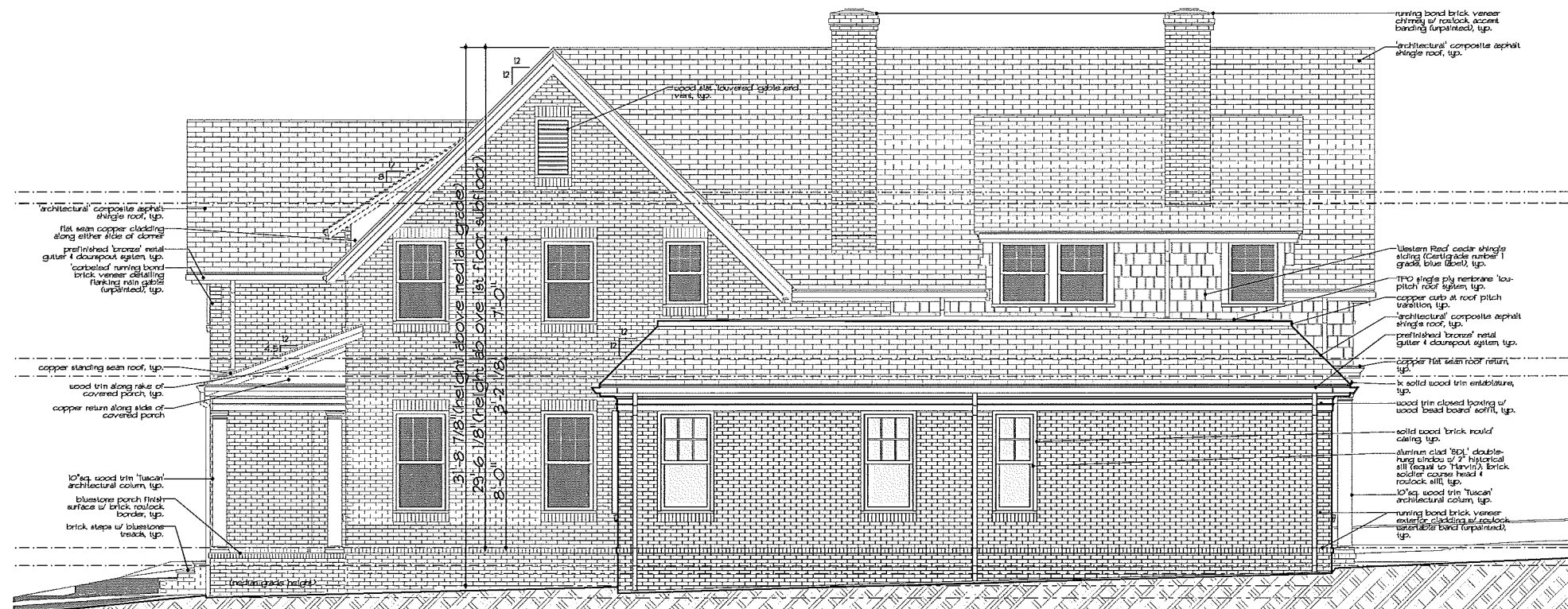
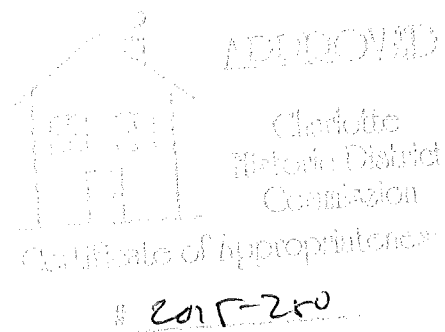
COPYRIGHT © DON DUFFY ARCHITECT

■ Date: 2/11/2016

■ Revisions:

■ Drawn By: KCM

■ Sheet: CVI.1
Coe Residence



2 Right Side Elevation
A2.2 SCALE: 1/4" = 1'-0"



1 Rear Elevation
A2.2 SCALE: 1/4" = 1'-0"

Coe Residence
Part of Lot 13 - Block 32 Dilworth Road
Charlotte, NC

PRELIMINARY

Don Duffy
■ Architecture ■

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

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.

ANY REPRODUCTION, ALTERATION, OR USE FOR OTHER THAN THE INTENDED PROJECT, WITHOUT THE WRITTEN CONSENT OF DON DUFFY ARCHITECT, IS EXPRESSLY FORBIDDEN.

COPYRIGHT © DON DUFFY ARCHITECT

■ Date: 2/1/2016

■ Revisions: ○

■ Drawn By: KCM

■ Sheet: **A2.2**
Coe Residence



This architectural elevation drawing shows a three-story brick building. The main structure features a central gabled section with a dormer window. To the right, there is a smaller, single-story addition. The drawing is annotated with numerous dimension lines and callouts, including:

- Dimensions for window heights and widths (e.g., "1' 6\"
- Material specifications (e.g., "brick", "wood", "stone", "metal").
- Construction details (e.g., "sill", "lintel", "header", "stud", "joist", "rafter", "trim").
- Notes on finishes and colors (e.g., "white", "brown", "red", "green", "blue", "yellow", "black", "gray", "white", "brown", "red", "green", "blue", "yellow", "black", "gray").

Architectural drawings of a house showing three elevations: a side elevation, a front elevation, and a rear elevation. Each elevation includes detailed material and finish callouts.

Side Elevation Callouts:

- solid wood brick, round ceiling, typ.
- aluminum clad 1/2" double hung window w/ 2" historical sill (equal to Marvin's brick)
- 'architectural' soldier course composite asphalt shingle roof, typ.
- 'architectural' head & raillock asphalt sill, typ.
- 'architectural' composite asphalt shingle roof, typ.
- prefinished bronze metal gutter & downspout system, typ.
- wood trim closed boxing w/ wood board soffit, typ.
- wood trim closed boxing w/ wood board soffit, typ.
- running bond brick veneer cladding w/ roulock waterable band (unpainted), typ.
- running bond brick veneer cladding w/ roulock waterable band (unpainted), typ.

Front Elevation Callouts:

- 'architectural' composite asphalt shingle roof, typ.
- prefinished bronze metal gutter & downspout system, typ.
- wood trim closed boxing w/ wood board soffit, typ.
- solid wood brick round ceiling, typ.
- aluminum clad 1/2" double hung window w/ 2" historical sill (equal to Marvin's brick)
- 'architectural' soldier course head & raillock sill, typ.
- solid wood exterior paneled door
- running bond brick veneer cladding w/ roulock waterable band (unpainted), typ.

Rear Elevation Callouts:

- 'architectural' composite asphalt shingle roof, typ.
- prefinished bronze metal gutter & downspout system, typ.
- wood trim closed boxing w/ wood board soffit, typ.
- brick soldier course head, typ.
- solid wood brick round ceiling, typ.
- Western Red cedar wood framed garage doors (California style design), typ.
- running bond brick veneer cladding w/ roulock waterable band (unpainted), typ.

Dimensions:

- 12' 0" (height above median grade)
- 15' 0" 13' 1/6" (height above median grade)
- median grade height

1 Front Elevation - Garage
A2.3 SCALE: 1/4" = 1'-0"

Coe Residence
Part of Lot 13 - Block 32 Dilworth Road
Charlotte, NC

PRELIMINARY

Don Duffy
Architecture

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

THIS DRAWING IS AN INSTRUMENT OF SERVICE, THE DRAWING AND THE INFORMATION THEREON IS THE PROPERTY OF DON DUFFY ARCHITECT.

ANY REPRODUCTION, ALTERATION, OR
USE FOR OTHER THAN THE INTENDED
PROJECT, WITHOUT THE WRITTEN
CONSENT OF DON DUFFY ARCHITECT, IS
EXPRESSLY FORBIDDEN.

COPYRIGHT © DON DUFFY ARCHITECT

■ Date: 2/1/2016

■ Revisions: ○

■ Drawn By: KCM

■ Sheet: **A2.3**
Coe Residence