



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-090

DATE: May 12, 2016

ADDRESS OF PROPERTY: 500 East Worthington Avenue TAX PARCEL NUMBER: 12105818

HISTORIC DISTRICT: Dilworth

OWNER(S): Tim and Michelle Bendel

**DETAILS OF APPROVED PROJECT:** The project is the addition of a screened porch, canopy addition to the rear deck stair and detached one car garage in the rear yard. Traditional materials will be used on the house and garage. The garage is one story with design details reflective of the principal structure.

The project was approved by the HDC May 11, 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.

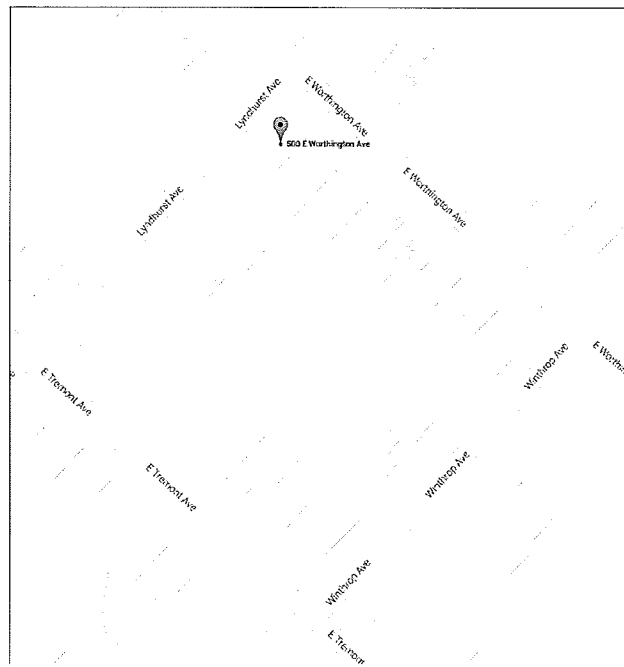
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman

Staff



# 2016-090



VICINITY MAP



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.

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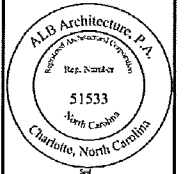
## SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing Covered Front Patio:		297.3 S.F.
Existing First Floor:	1350.5 S.F.	
Existing Second Floor:	675.1 S.F.	
Existing Rear Deck :	738.1 S.F.	
Proposed Screened Porch:		165.4 S.F.(on existing deck)
Proposed Garage:		275 S.F.
Total:	2763.2 S.F.	737.7 S.F.
Total Under Roof:		3,500.9 S.F.



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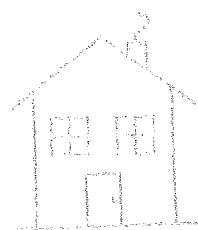
500 WORTHINGTON AVENUE, CHARLOTTE

PROJECT #: 15039  
ISSUED: 02 MAY 2016  
REVISIONS:

COVER SHEET

**A-0**

OF: FOURTEEN



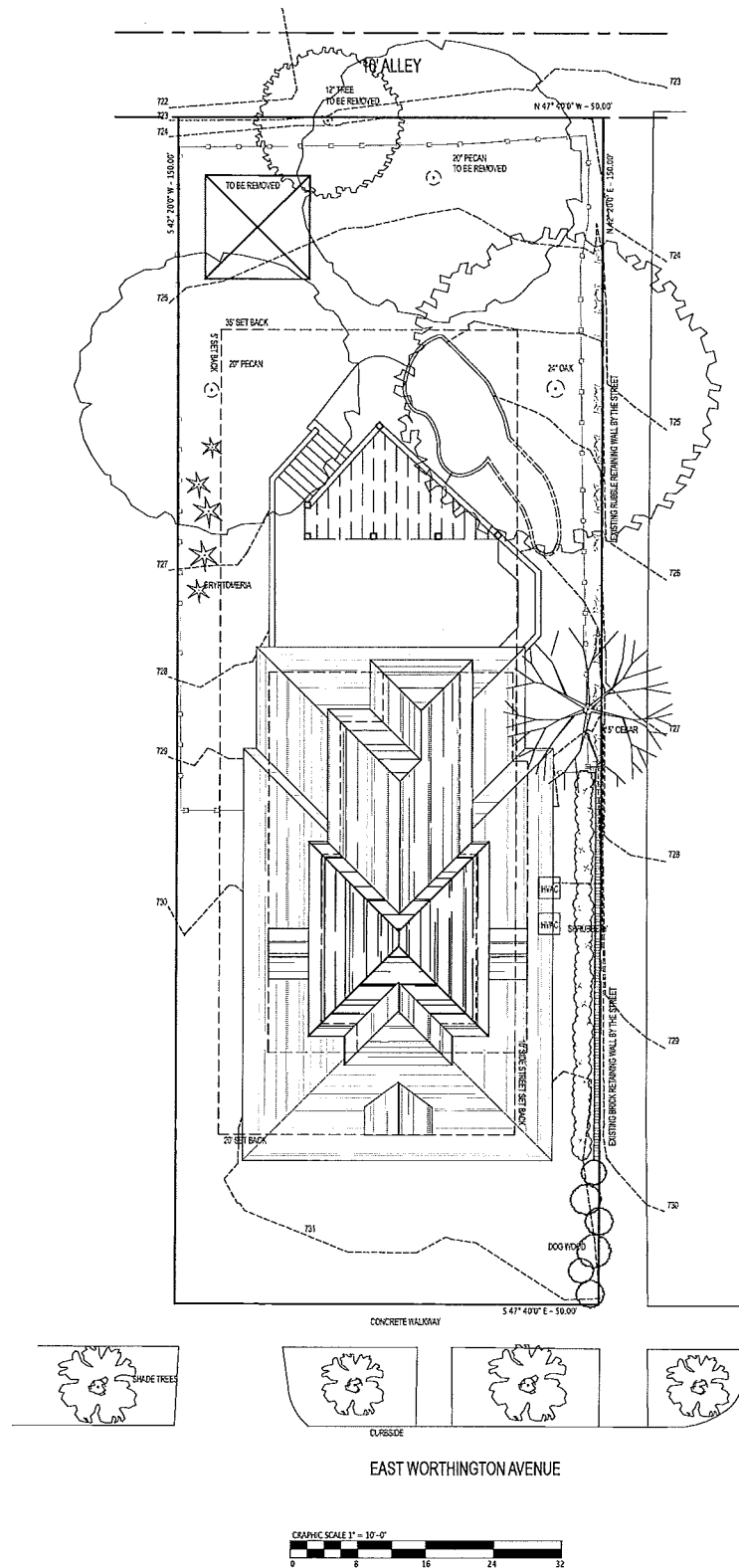
APPROVED

Charlotte  
Historic District  
Commission

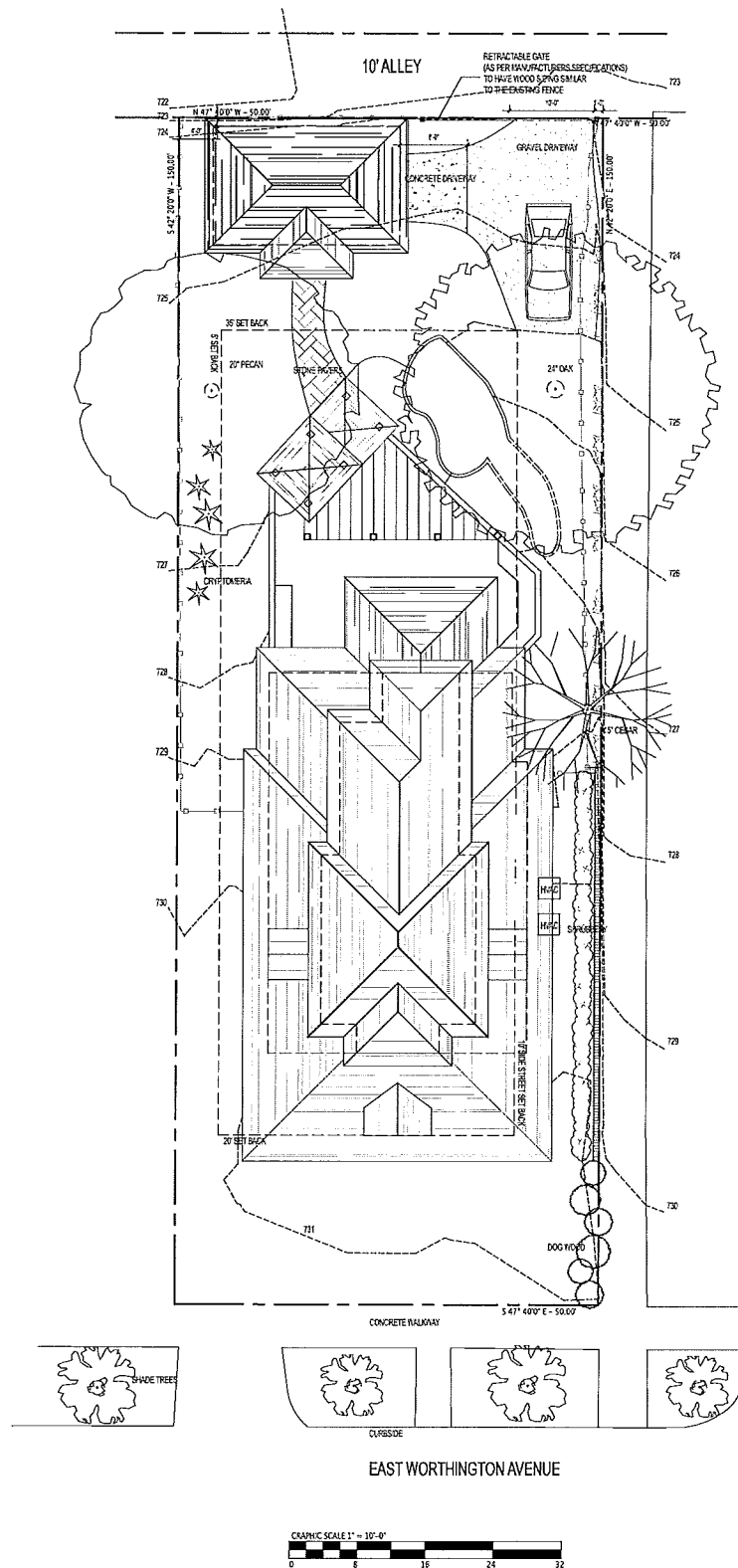
Certificate of Appropriateness

# 2016-090

RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	2026
TOTAL PROPOSED HEATED AREA	0
PROPOSED UNHEATED	
SCREENED PORCH	165
GARAGE	308
POOL	0
PATIO	0
SHOP	0
TOTAL	473
REAR YARD CALCULATIONS (PERMEABILITY - 50% AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	3271
SCREEN PORCH	165
GARAGE	308
SHOP	0
POND	184.5
PATIO	0
TOTAL AREA	657.5
PERCENTAGE OF PERMEABILITY	80%
OPEN SPACE CALCULATIONS (REQUIRED BY ZONING)	
TOTAL AREA OF SITE	6989
FOOTPRINT OF HOUSE	1351
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	308
AREA OF IMPERVIOUS PAVING	128
TOTAL AREA	1787
PERCENTAGE OF OPEN SPACE	74%



② EXISTING SITE PLAN  
1" = 10'-0"

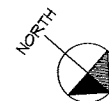


① PROPOSED SITE PLAN  
1" = 10'-0"

- NOTE:
1. FINISH GRADE TO BE CO-ORDINATED BY THE SURVEYOR.
  2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE SURVEYOR.
  3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
  4. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
  5. ALL PORCH CEILINGS TO BE FINISHED WITH "Y" GROOVE BEAD BOARD.
  6. NEW SCREENED PORCH TO BE BUILT ON EXISTING DECK, ENGINEER TO VERIFY STRUCTURE
  7. NO CHANGE TO SECOND FLOOR

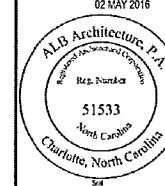
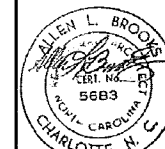
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XXXXX AREAS TO BE REMOVED



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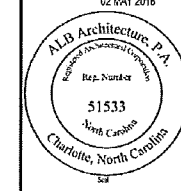
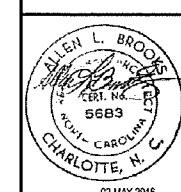
PROJECT #: 15039  
ISSUED: 02 MAY 2016  
REVISIONS:

EXISTING & PROPOSED SITE  
PLANS  
**A-1**  
OF: FOURTEEN



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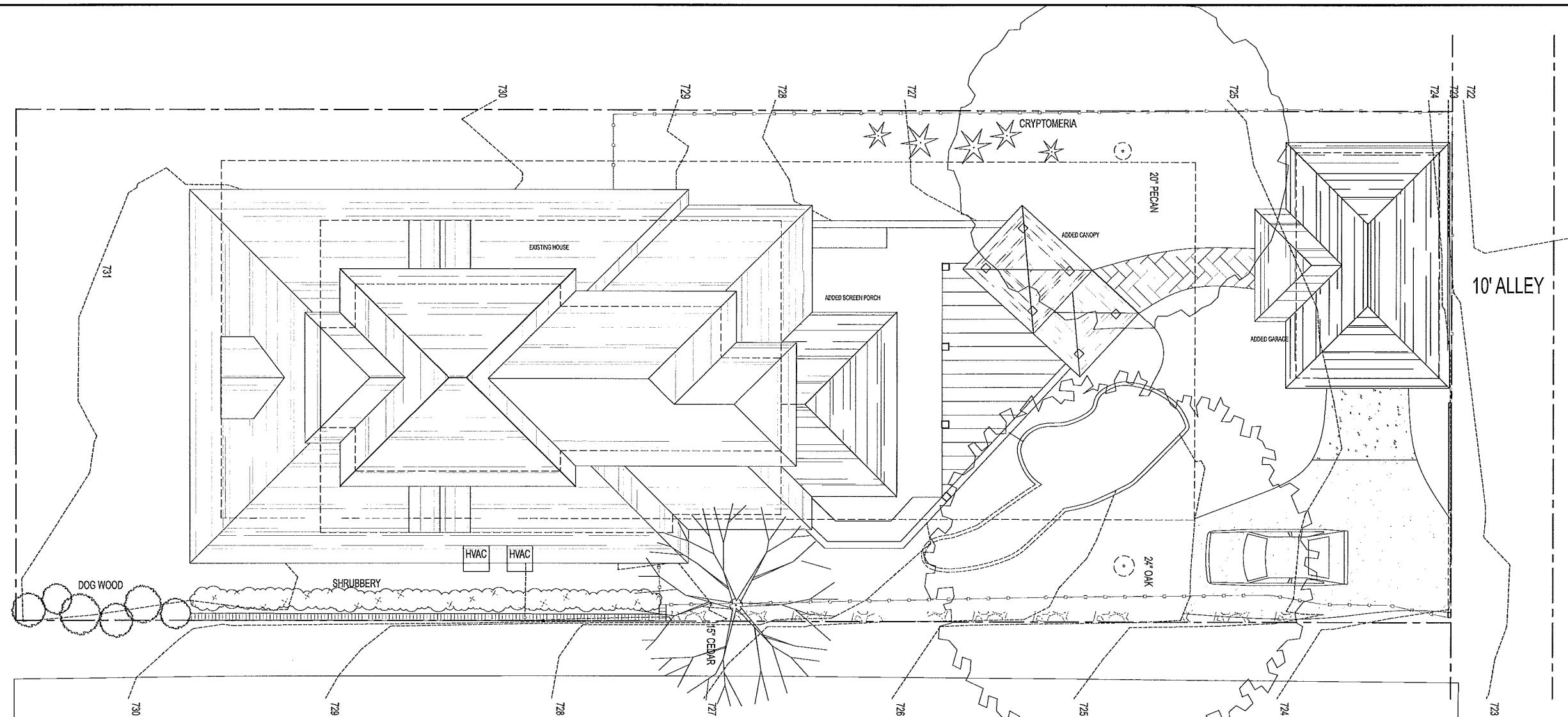


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REVISIONS:

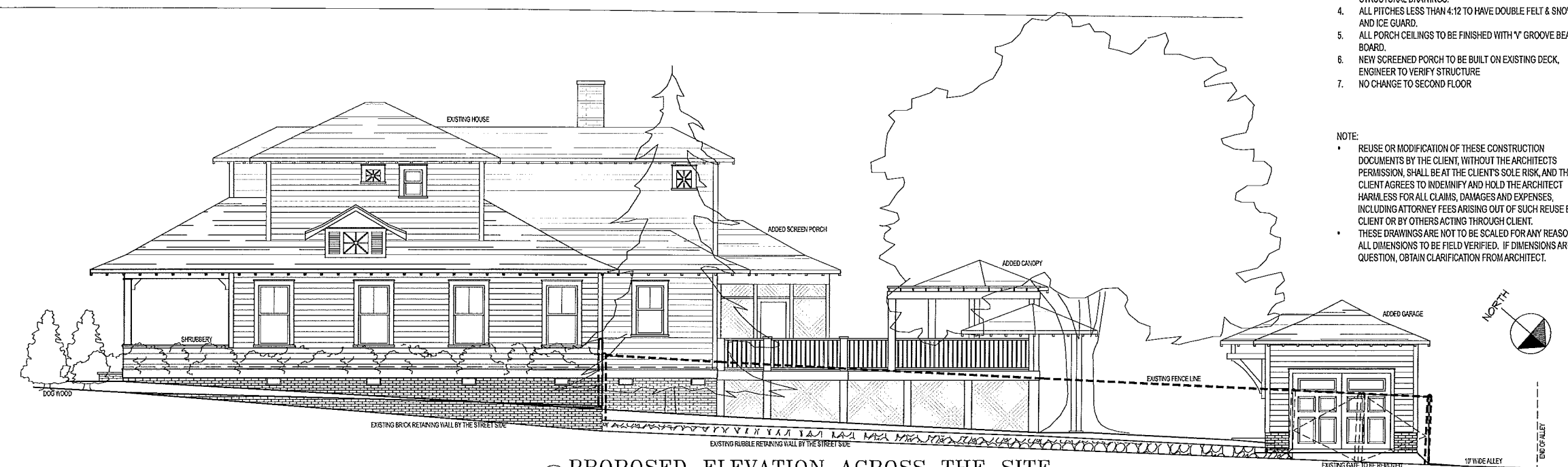
SITE CONTEXT  
**A-2**  
OF: FOURTEEN



② PROPOSED PLAN ACROSS THE SITE  
3/16" = 1'-0"

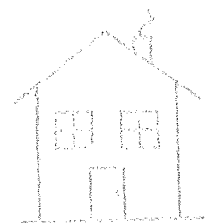
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  5. ALL PORCH CEILINGS TO BE FINISHED WITH 'Y' GROOVE BEAD BOARD.
  6. NEW SCREENED PORCH TO BE BUILT ON EXISTING DECK, ENGINEER TO VERIFY STRUCTURE.
  7. NO CHANGE TO SECOND FLOOR.

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① PROPOSED ELEVATION ACROSS THE SITE  
3/16" = 1'-0"

APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
206-090



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2016-090



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



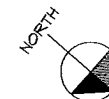
① EXISTING FRONT ELEVATION  
1/4" = 1'-0"

NOTE:

1. FINISH GRADE TO BE CO - ORDINATED BY THE SURVEYOR.
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3. COORDINATE CRAWLSFACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
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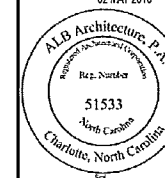
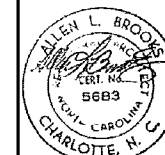
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PROJECT #: 15839  
ISSUED: 02 MAY 2016  
REVISIONS:

EXISTING ELEVATIONS

**A-7**

OF: FOURTEEN



② EXISTING RIGHT SIDE ELEVATION  
1/4" = 1'-0"



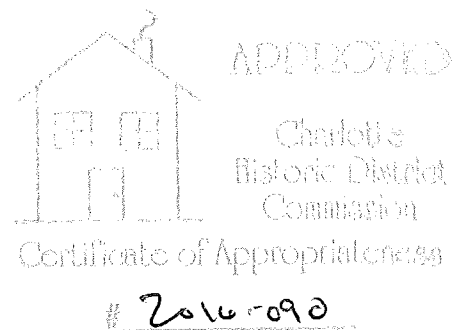
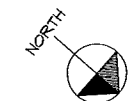
① EXISTING REAR ELEVATION  
1/4" = 1'-0"

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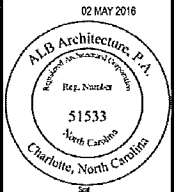
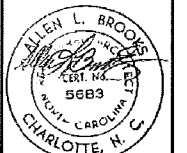
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PROJECT #: 15039  
ISSUED: 02 MAY 2016  
REVISIONS:

EXISTING ELEVATIONS

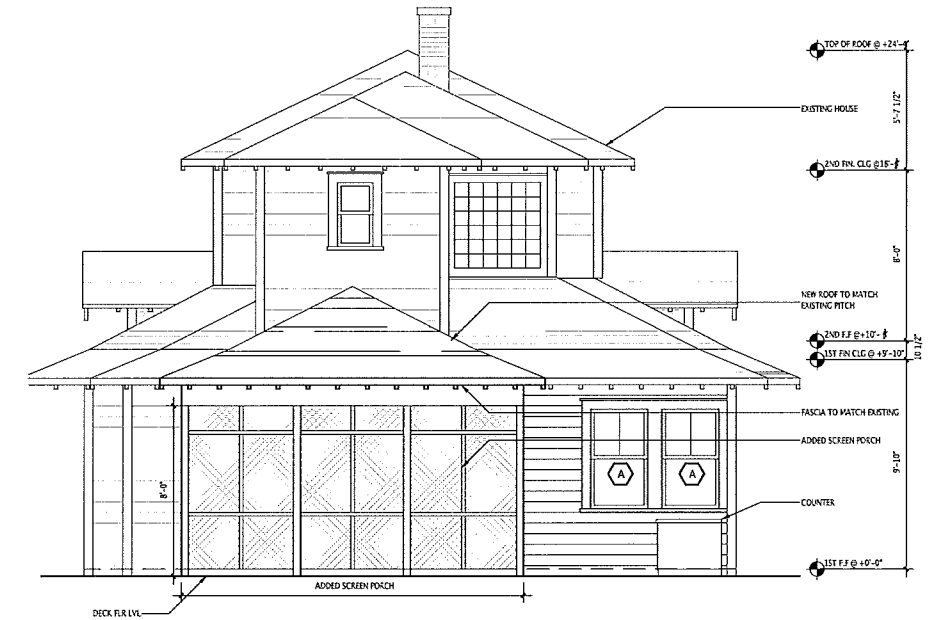
**A-8**

OF: FOURTEEN

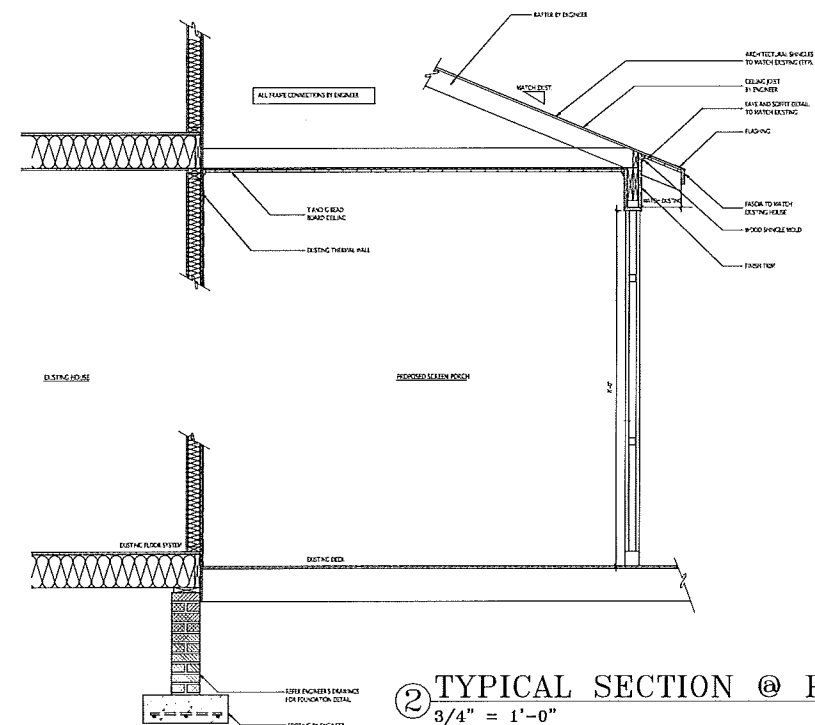
# 2016-090



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



③ PROPOSED REAR ELEVATION  
1/4" = 1'-0"



② TYPICAL SECTION @ PORCH  
3/4" = 1'-0"

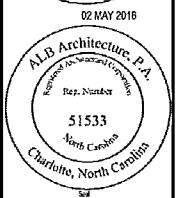
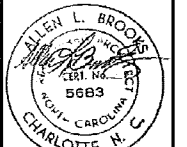


① PROPOSED RIGHT SIDE ELEVATION  
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PROJECT #: 15039  
ISSUED: 02 MAY 2016  
REVISIONS:

PROPOSED ELEVATIONS  
(PARTIAL)

**A-11**

OF: FOURTEEN



AD-12-ATP

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2016-090



③ PROPOSED REAR ELEVATION  
1/4" = 1'-0"



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



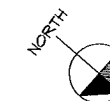
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NOTE:

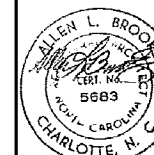
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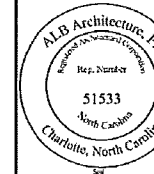
Architecture, PA

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02 MAY 2016



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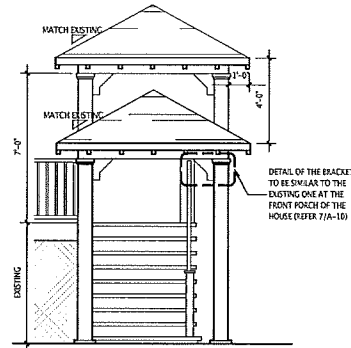
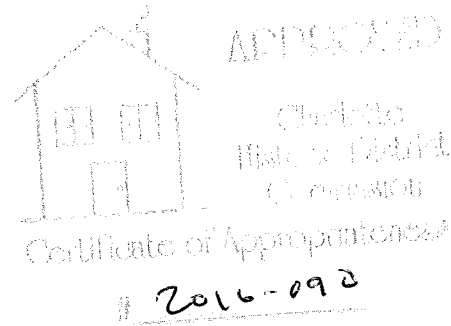
PROJECT #: 15039  
ISSUED: 02 MAY 2016  
REVISIONS:

PROPOSED ELEVATIONS

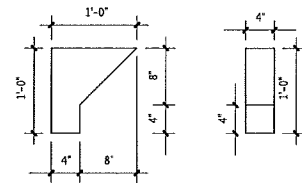
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OF: FOURTEEN

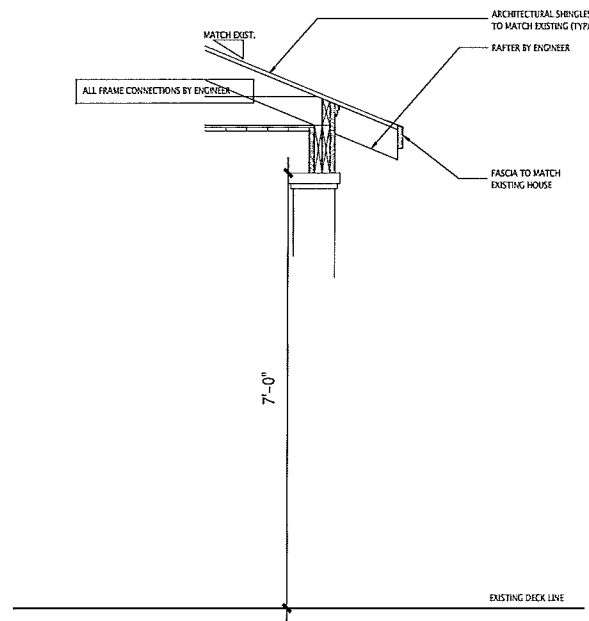




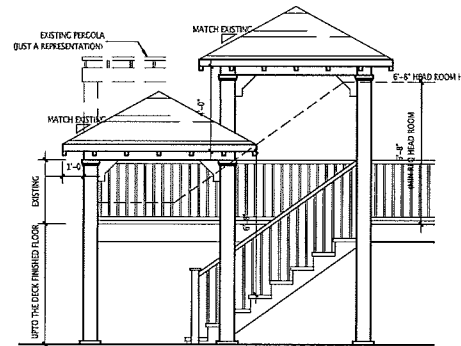
⑤ PROPOSED FRONT ELEVATION @ CANOPY  
1/4" = 1'-0"



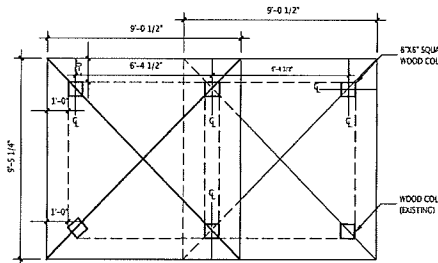
⑦ BRACKET DETAIL @ CANOPY  
1" = 1'-0"



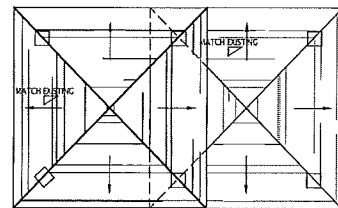
⑥ TYPICAL SECTION @ CANOPY  
3/4" = 1'-0"



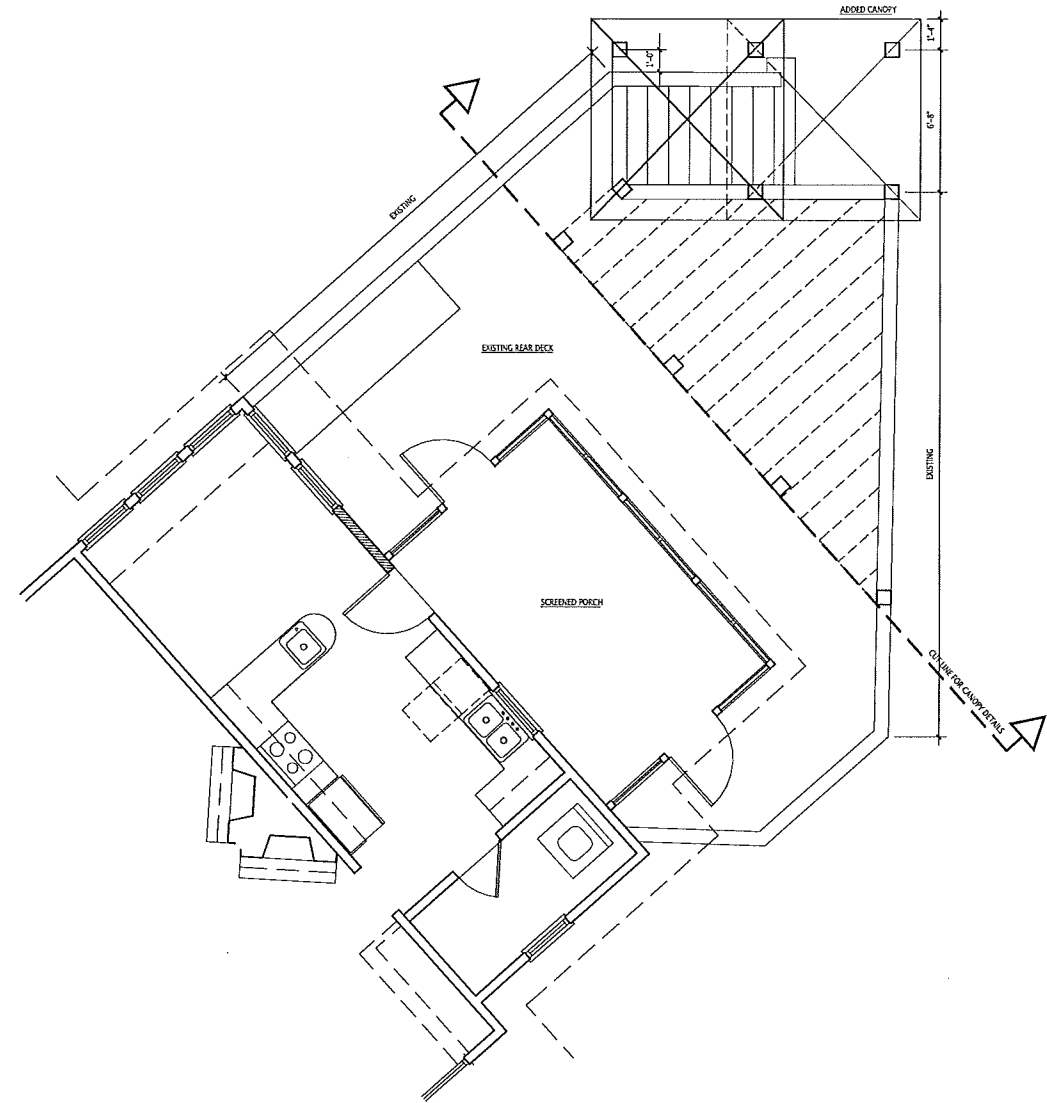
④ PROPOSED SIDE ELEVATION @ CANOPY  
1/4" = 1'-0"



③ PROPOSED PLAN @ CANOPY  
1/4" = 1'-0"



② PROPOSED ROOF PLAN @ CANOPY  
1/4" = 1'-0"



① PROPOSED FLR PLAN(PARTIAL)@CANOPY \$ SCREEN PORCH  
1/4" = 1'-0"

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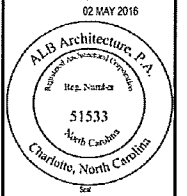
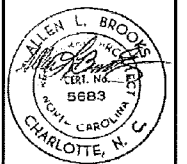
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PROJECT #: 15039  
ISSUED: 02 MAY 2016  
REVISIONS:

CANOPY DETAILS

**A-10**

OF: FOURTEEN

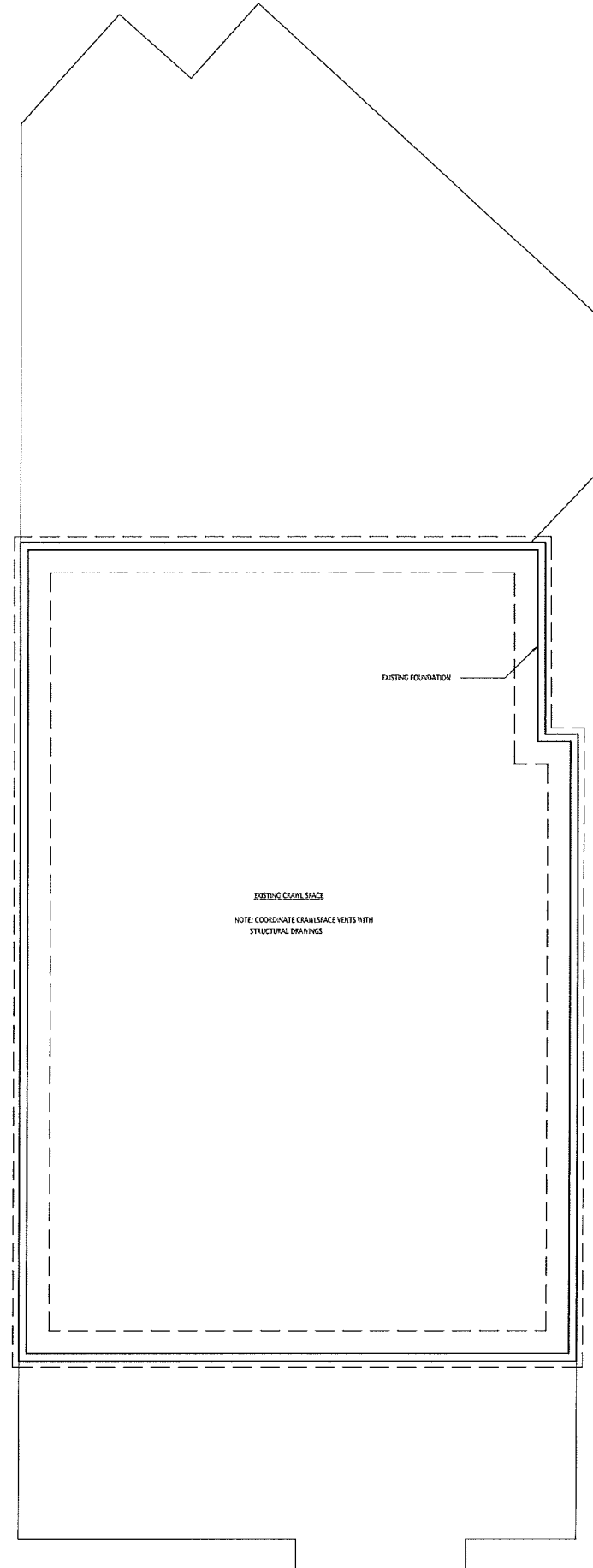


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Charlotte  
Planning & Zoning  
Commission

City of Charlotte, NC

2016-090



① EXISTING FOUNDATION PLAN  
1/4" = 1'-0"

XXXX

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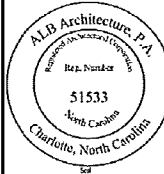
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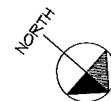
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PROJECT #: 15039  
ISSUED: 02 MAY 2016  
REVISIONS:

EXISTING FOUNDATION PLAN

A-3

OF: FOURTEEN

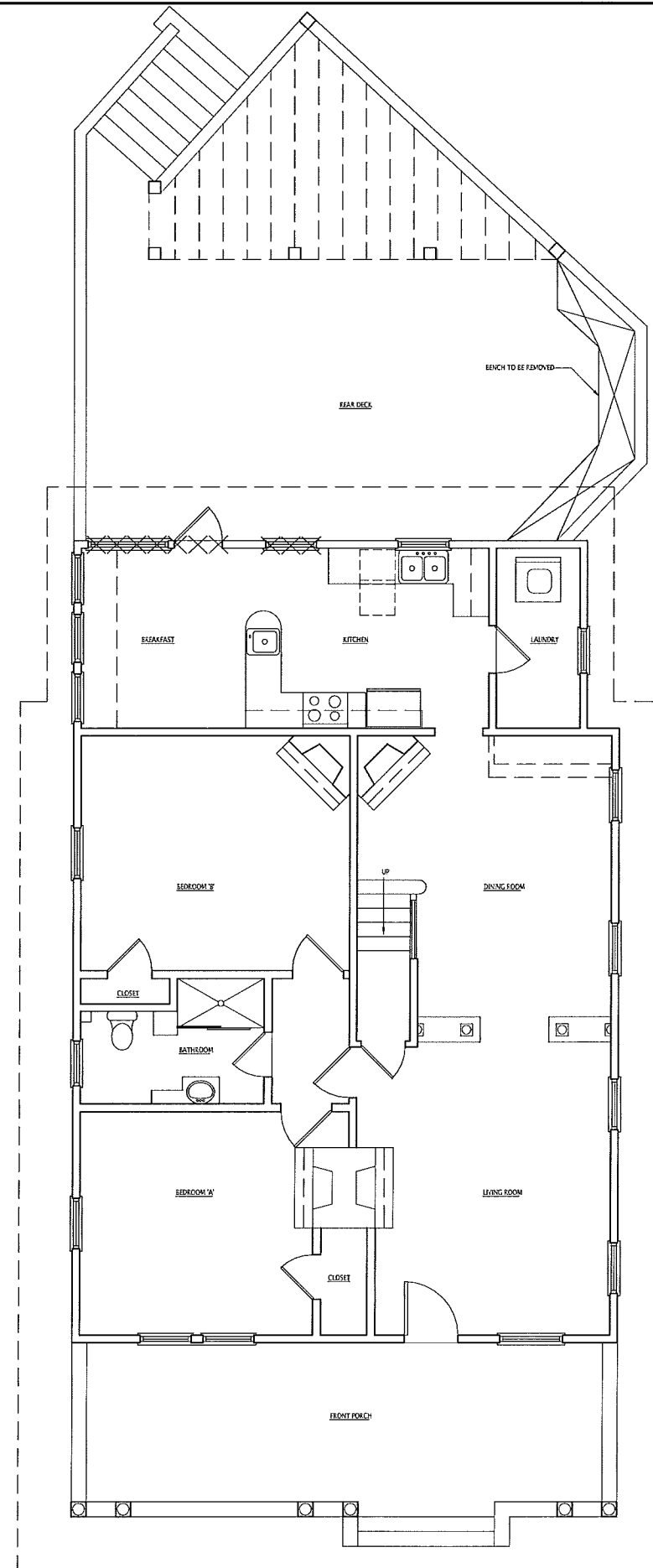


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Charlotte  
Historic District  
Commission

Certificate of Appropriation

# 2016-090



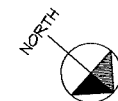
① EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"

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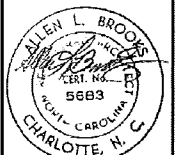
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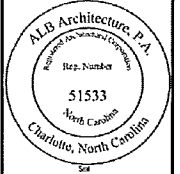


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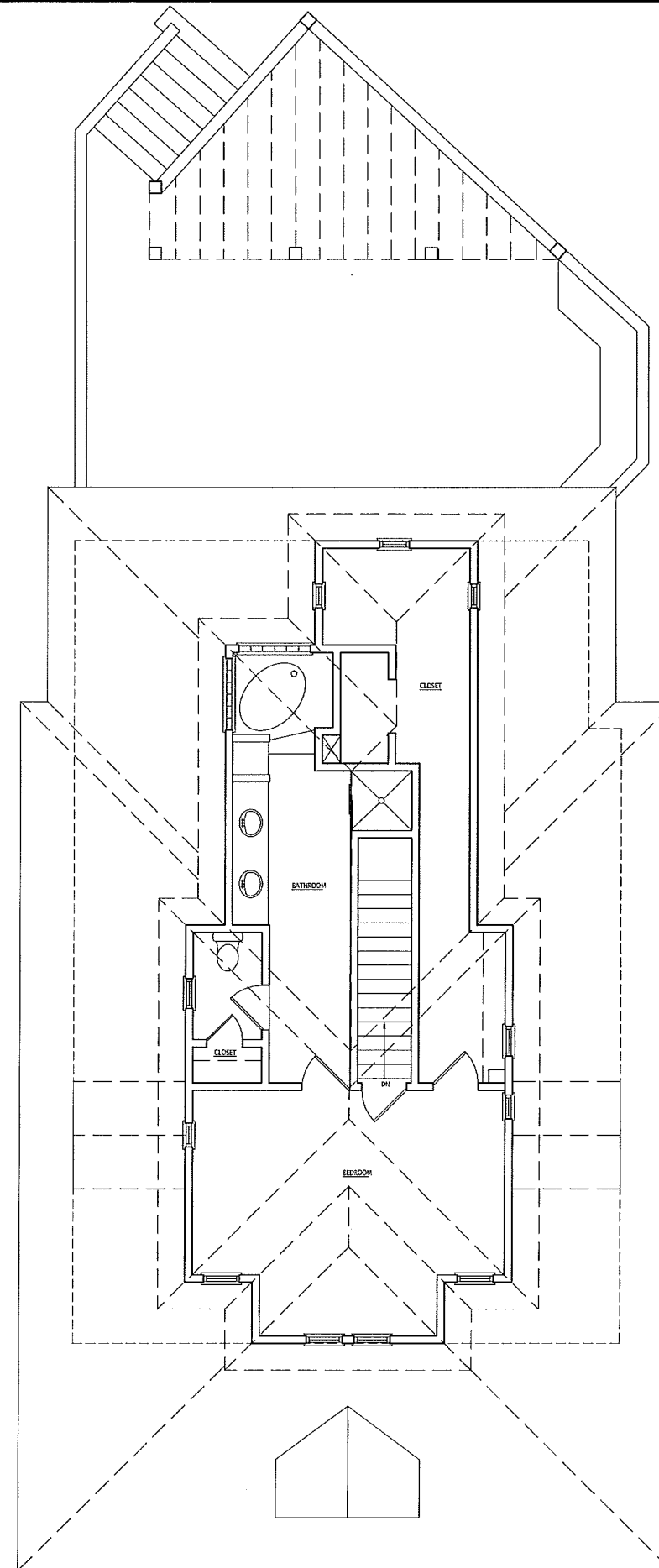
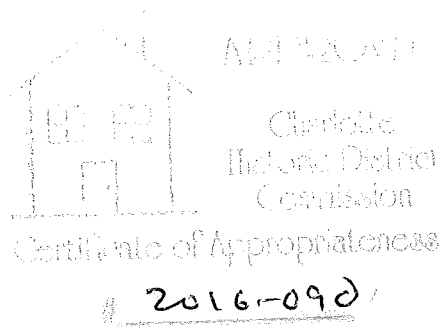
**500 WORTHINGTON AVENUE, CHARLOTTE**

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ISSUED: 02 MAY 2016  
REVISIONS:

EXISTING FIRST FLOOR PLAN

**A-4**

OF: FOURTEEN



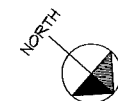
① EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"

NOTE:

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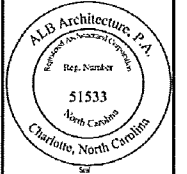


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REVISIONS:

EXISTING SECOND FLOOR  
PLAN

**A-5**

OF: FOURTEEN

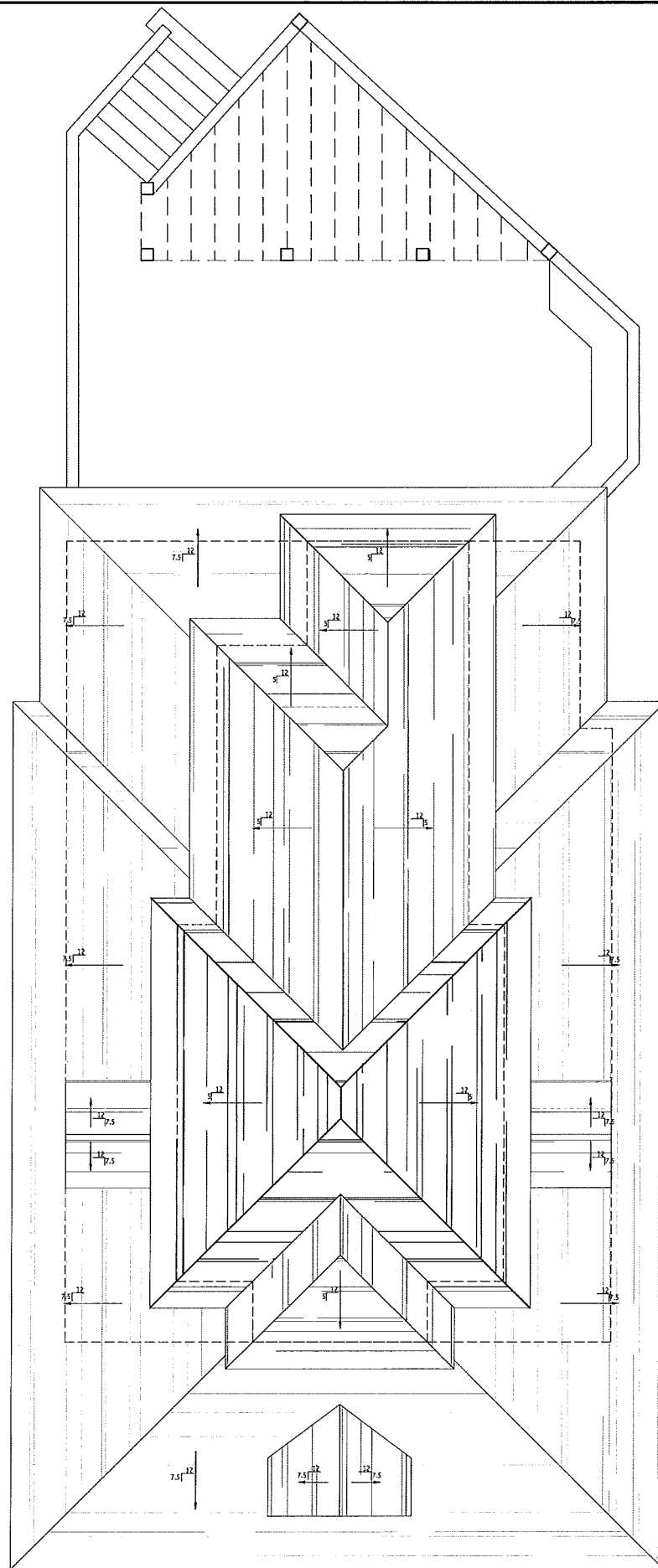


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Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2016-0907



① EXISTING ROOF PLAN  
1/4" = 1'-0"

XXXX

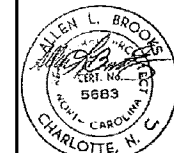
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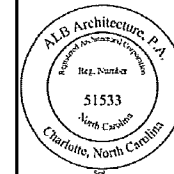
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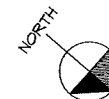
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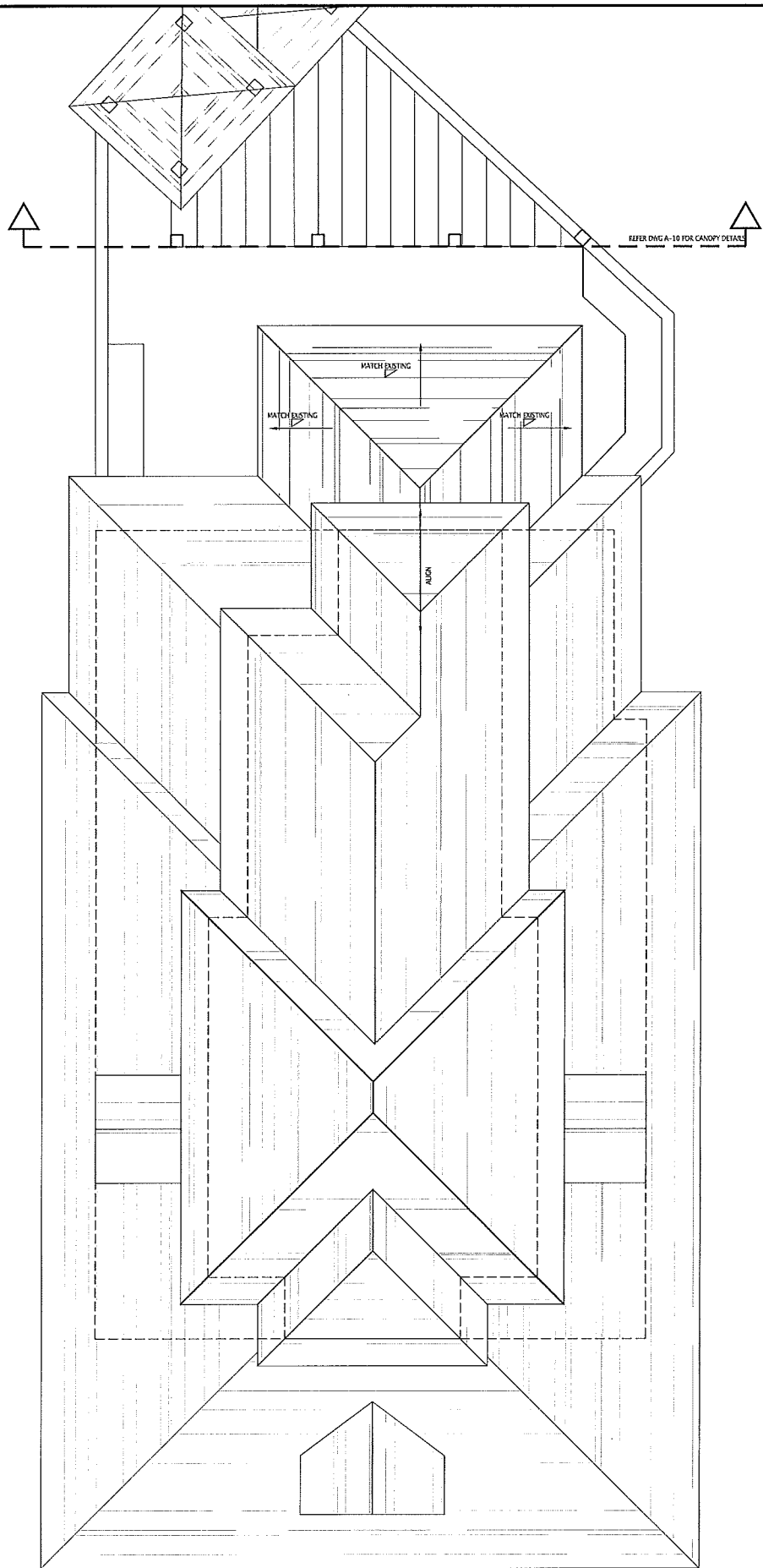
PROJECT #: 15039  
ISSUED: 02 MAY 2016  
REVISIONS:

EXISTING ROOF PLAN

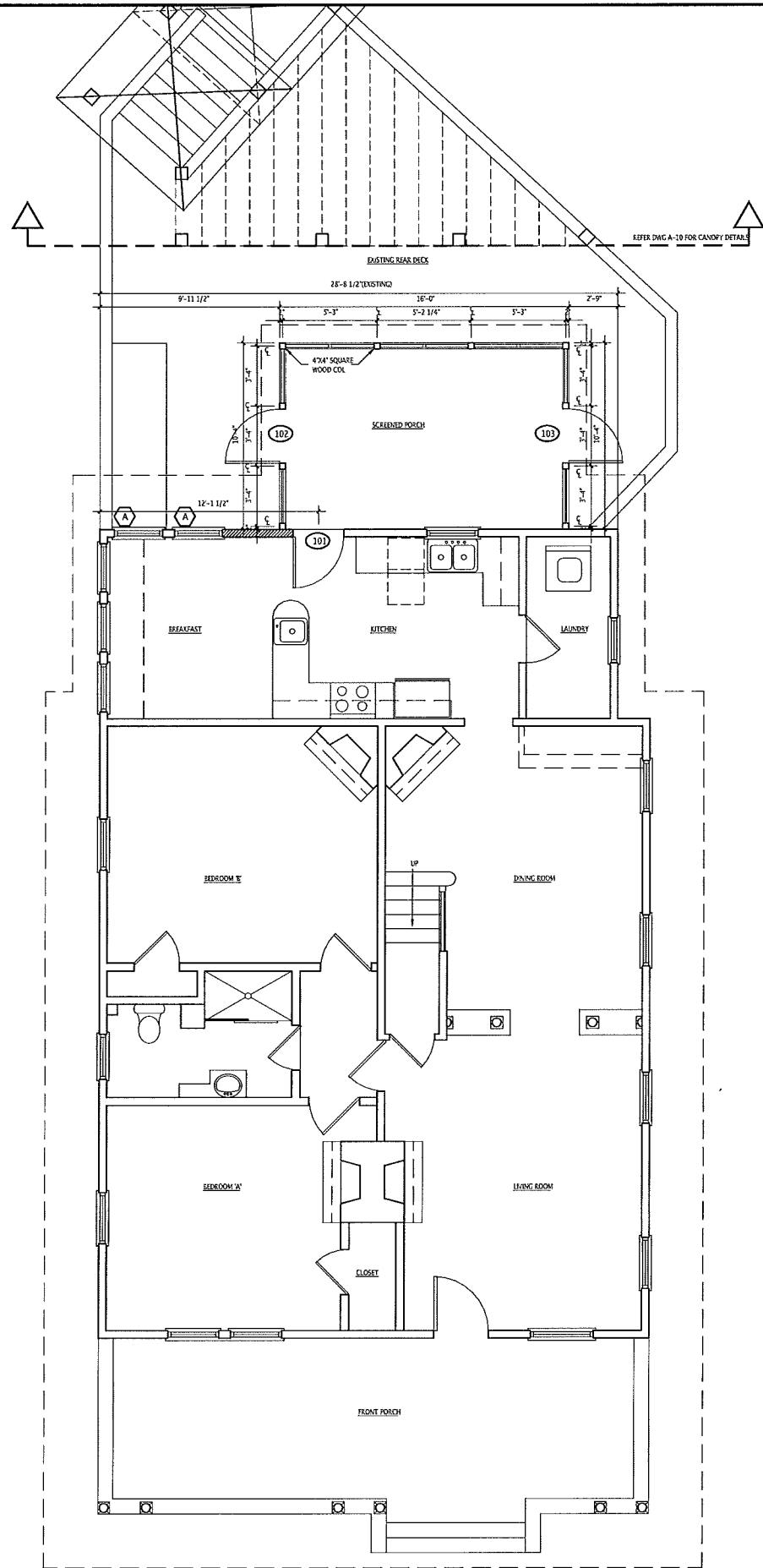
**A-6**

OF: FOURTEEN

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Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
2016-092



② PROPOSED ROOF PLAN  
1/4" = 1'-0"



① PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

LEGEND	
	NEW WALLS
	BRICK VENEER
	MASONRY
	EXISTING WALLS

FIRST FLOOR DOOR SCHEDULE		
NO.	OPENING	LOCATION
101	2'-10" X 6'-6"	KITCHEN
102	3'-0" X 5'-8"	SCREENED PORCH
103	3'-0" X 5'-8"	SCREENED PORCH

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
10	2'-5" X 6'-4"	6"	DOUBLE HUNG

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (R), FLASHING & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFC. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MOUNTING PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TREATED CLASS.

\* M.E. = MATCH EXISTING

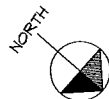
NOTE: ALL WINDOWS WITH 5 S.F. OF GLASS OR MORE & LESS THAN 16" A.F.F. MUST BE STAMPED PER CODE (TYPE)

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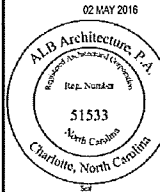
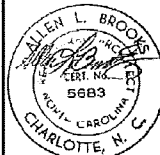
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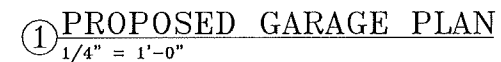
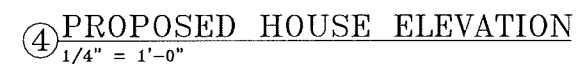
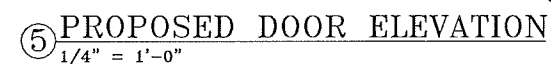
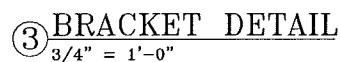
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ISSUED: 02 MAY 2016  
REVISIONS:

PROPOSED FIRST FLOOR AND  
ROOF PLAN  
**A-9**  
OF: FOURTEEN



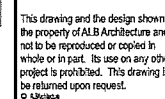
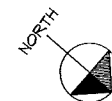
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2016-090



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GARAGE PLANS AND  
ELEVATIONS  
**A-13**  
OF: FOURTEEN