



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-223

DATE: September 20, 2016

ADDRESS OF PROPERTY: 1822 Cleveland Avenue **TAX PARCEL NUMBER:** 12105407

HISTORIC DISTRICT: Dilworth

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

DETAILS OF APPROVED PROJECT: The project is the construction of an accessory building and breezeway that connects the principal and accessory buildings. The accessory building will have materials complimentary to the principal structure. Setback and yard dimensions are noted on the site plan.

The project was approved by the HDC September 14, 2016 and voids the detached garage plans from COA# 2015-080.

- 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

ZONING: B1
 CURRENT USE: RESIDENTIAL
 PROPOSED USE: EXISTING RESIDENCE WITH NEW
 CONSTRUCTION OF SECOND NON-RESIDENTIAL
 PRINCIPAL OFFICE BUILDING AS PER SECTION
 12.107 OF CITY OF CHARLOTTE ZONING
 ORDINANCE 2014

ZONING BOARD OF ADJUSTMENT
 VARIANCE # 2015-020

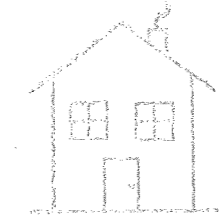
HISTORIC DISTRICT COMMISSION
 CERTIFICATE OF APPROPRIATENESS # 2015-080



VICINITY MAP

INDEX OF DRAWINGS

- A-0 Cover Sheet
- A-1 Site Plan
- A-1.1 Loggia Elevations
- A-1.2 Loggia Elevations

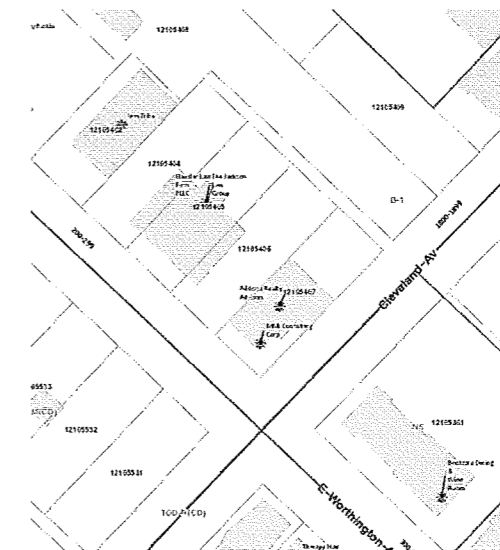


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Charlotte
 Historic District
 Commission

Certificate of Appropriateness

2015-223



ZONING MAP

SQUARE FOOTAGE CALCULATIONS OF OFFICE BUILDING

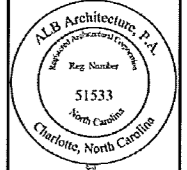
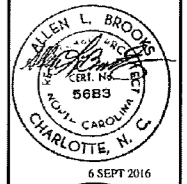
	<u>Heated</u>	<u>Unheated</u>
Proposed First Floor:	484 S.F.	0 S.F.
Existing Second Floor:	410 S.F.	0 S.F.
 Total Under Roof :	 894 S.F.	

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.



ALB Architecture
 1200 E. Morehead St.
 Suite 240
 Charlotte, NC 28204
 Phone: 704.503.9595

E-mail:
 albarchitecture@aol.com
 lauerarch@aol.com



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Exclusively Designed At Historic Dilworth for the:
RAYNOR -OFFICE BUILDING
 1822 Cleveland Avenue, Charlotte, NC 28203

PROJ. NO. - 15082
 ISSUED - 6 SEPT 2016
 REVISIONS -

COVER SHEET

A-0

OF: TEN

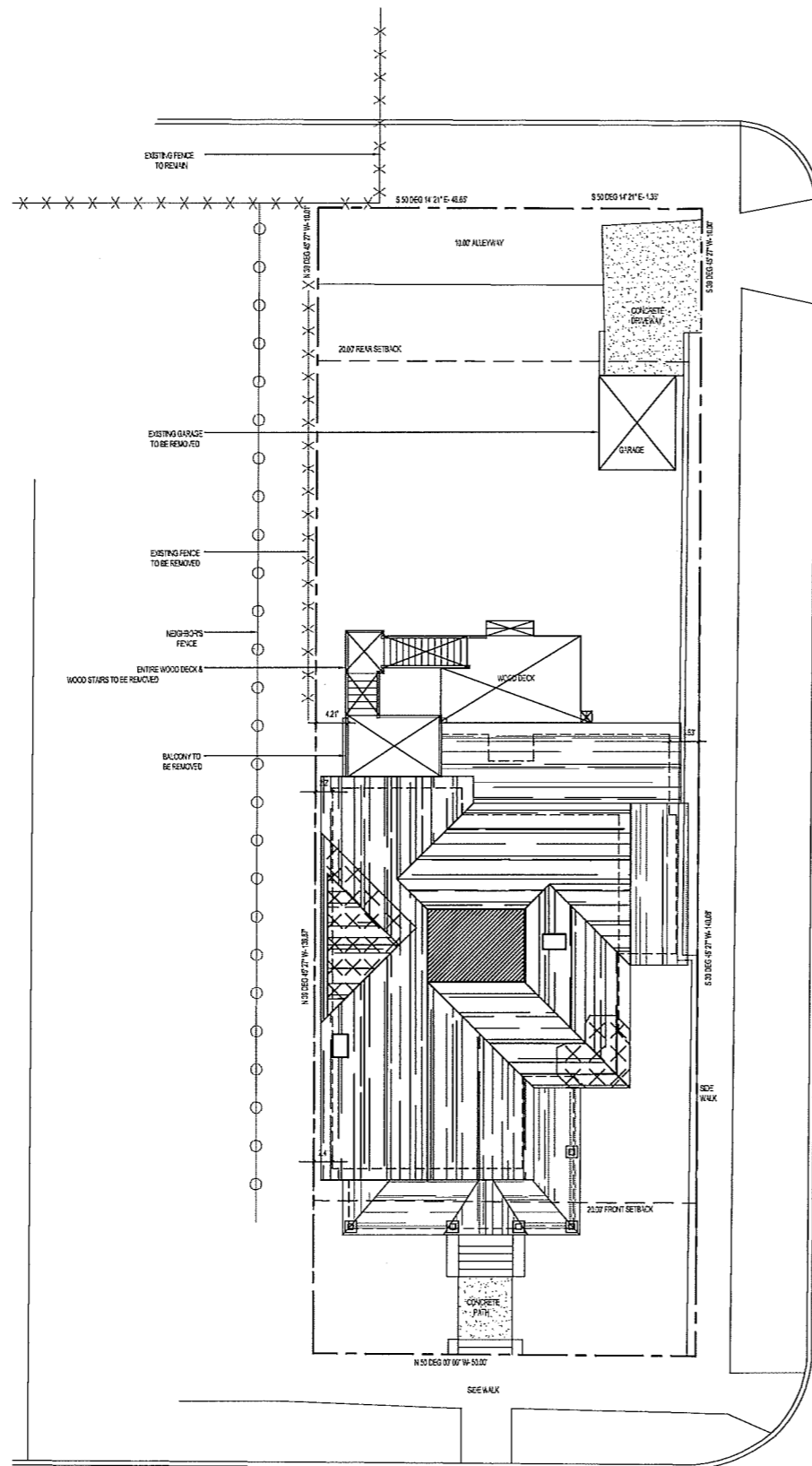


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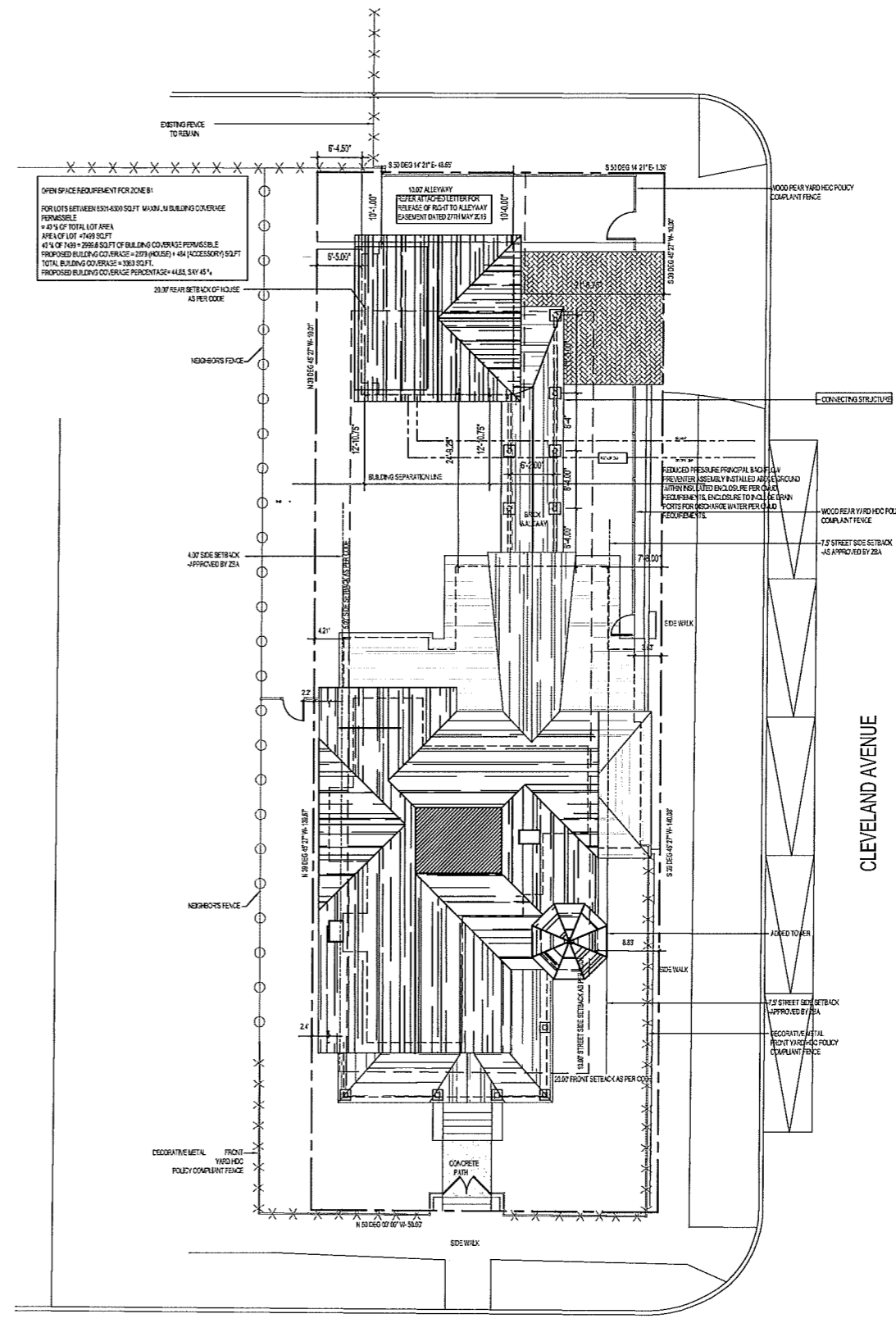
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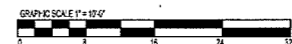
2014-223



② EXISTING SITE PLAN
1" = 10'-0"

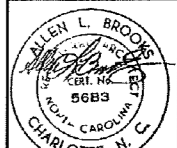


① PROPOSED SITE PLAN
1" = 10'-0"



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
albarchitecture@aol.com
laurenurch@aol.com



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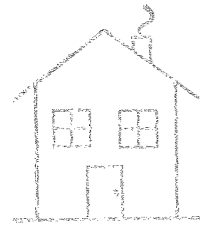
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ISSUED - 6 SEPT 2016
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EXISTING & PROPOSED SITE PLANS

A-1

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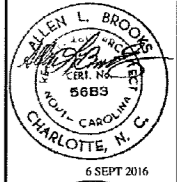
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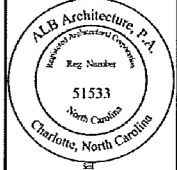


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lauerarch@aol.com

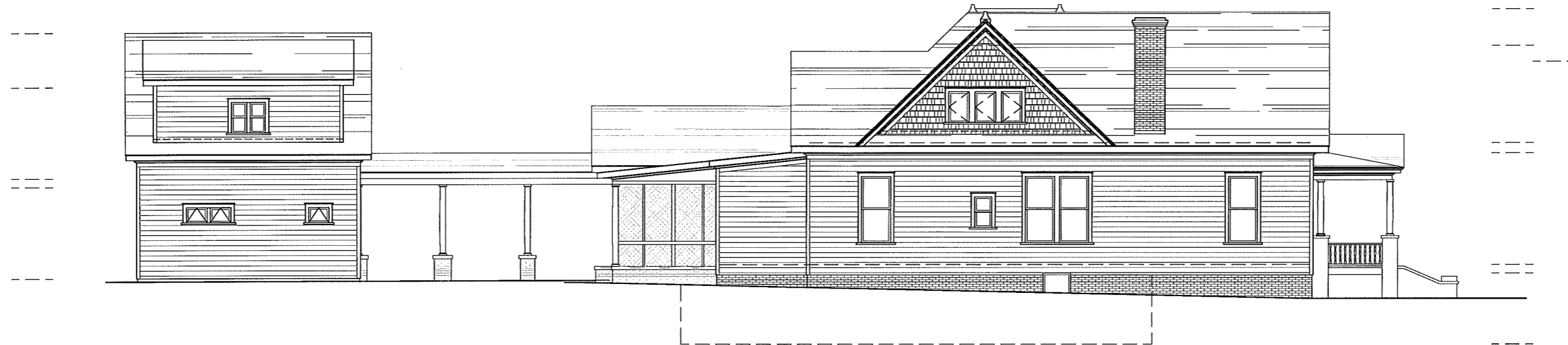


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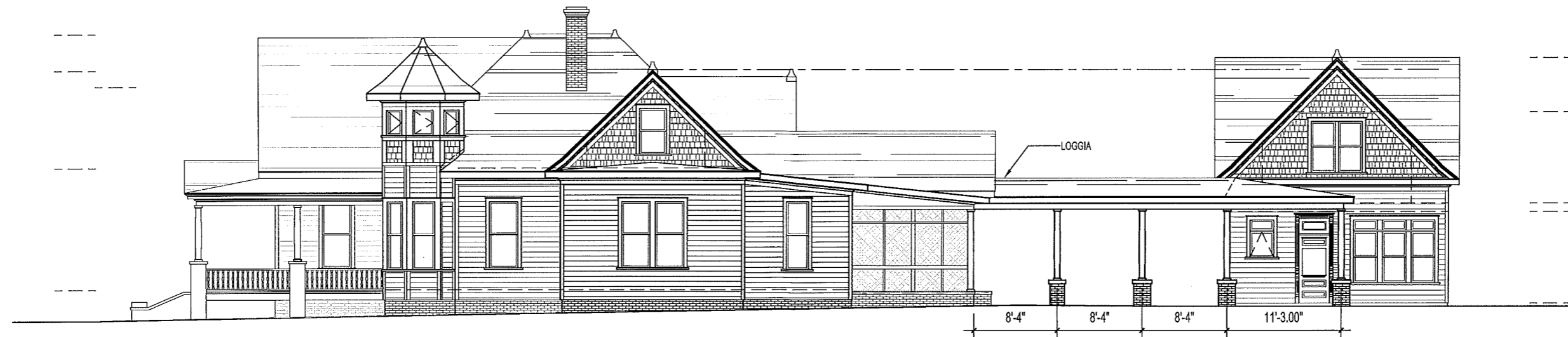


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② PROPOSED LEFT ELEVATION OF HOUSE & REAR OF OFFICE BUILDING
3/16" = 1'-0"



① PROPOSED RIGHT SIDE ELEVATION OF HOUSE & FRONT OF OFFICE (CLEVELAND SIDE)
3/16" = 1'-0"

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A-1.1

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Charlotte
Historic District
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Certificate of Appropriateness

2016-233



② PROPOSED RIGHT SIDE OF OFFICE
3/16" = 1'-0"



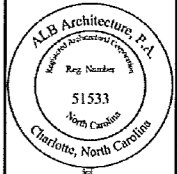
① SECTION THROUGH LOGGIA CONNECTING REAR OF HOUSE
3/16" = 1'-0"



Architecture, PA

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

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lauerarch@aol.com



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