



**CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER: HDC 2016-289**

**DATE: 23 November 2016**

**ADDRESS OF PROPERTY: 821 Mt. Vernon Avenue TAX PARCEL NUMBER: 123.051.08**

**HISTORIC DISTRICT: Dilworth**

**APPLICANT: Architect Craig Cox**

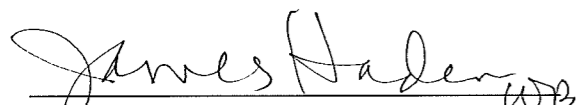
**DETAILS OF APPROVED PROJECT:** Additions to rear of house. Hipped roof addition will be added over existing side open porch. Siding will be shakes and windows will match existing. See #1 note on exhibit labeled 'Elevations November 2016'. Roof will tie to side of rear facing gable at the ridge. See #2 note on exhibit labeled 'Elevations November 2016'. Screened porch will be added to right side of rear with a hipped roof and a small rear facing gable. Gable is sided in shakes. Brick fireplace with chimney is on side property line elevation. See #3 and #4 note on exhibit labeled 'Elevations November 2016'. Paved areas will be added from open porch to proposed screened porch. See exhibit labeled 'Outdoor Paving November 2016' and 'Site Plan November 2016'.

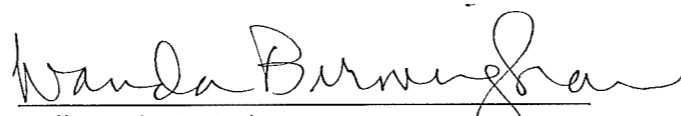
Applicable Policy & Design Guidelines Projects Eligible for Administrative Approval page 23.


- Additions to the rear of buildings that are neither taller nor wider than the existing structure.

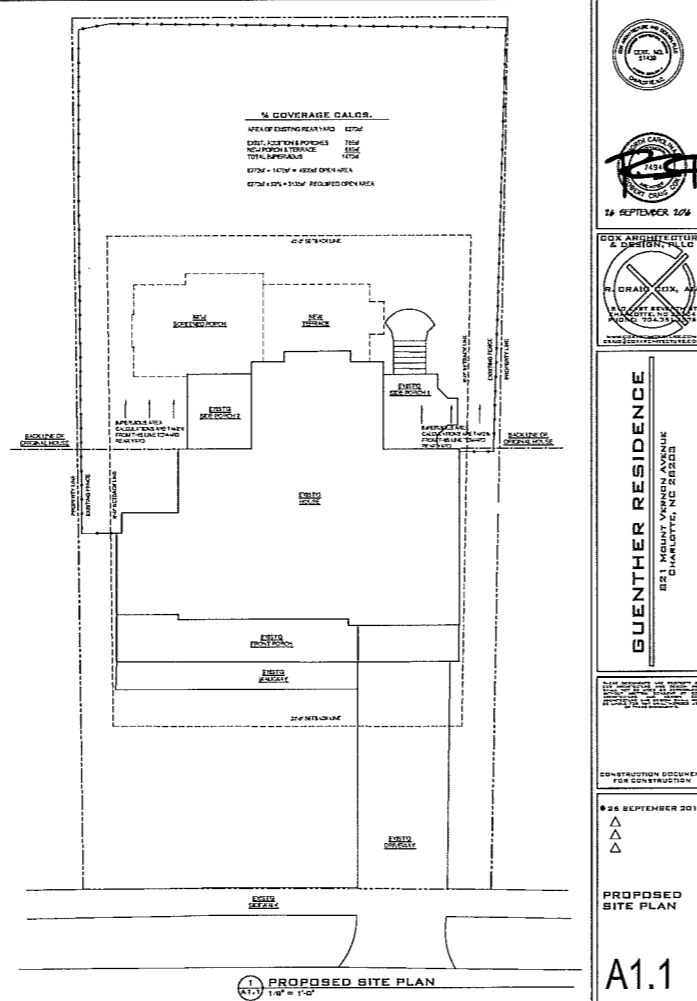
- his Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to 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, James Haden

  
Staff, Wanda Birmingham


 APPROVED  
 Certificate of Appropriateness  
 HDC. 2016-289



  
  
 24 SEPTEMBER 2016  
  
**GUENTHER RESIDENCE**  
 815 S. HANCOCK AVENUE  
 CHARLOTTE, NC 28205  
 CONSTRUCTION DOCUMENT  
 FOR CONSTRUCTION  
 26 SEPTEMBER 2016  
 ▲  
 ▲  
 ▲  
**PROPOSED SITE PLAN**  
**A1.1**

Site Plan  
 November 2016

**FLOOR PLAN NOTES**

- CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTION OF WORK.
- CLEANUP TO OCCUR DAILY.
- G.C. TO VERIFY FINISH GRADE @ HOUSE TO DETERMINE NUMBER OF STEPS.
- G.C. TO SUPPLY RECESSED DRYER VENT BOX - DRYERBOX MODEL #DB-425 OR EQUAL.
- MECHANICAL CONTRACTOR TO COORDINATE W/ ARCHITECT LOCATION OF MAIN TRUNK & DISTRIBUTION LINES, REGISTERS (CENTER ALL REGISTERS ON WINDOWS), THERMOSTATS, AIR HANDLER & CONDENSERS.
- INSULATE ALL INTERIOR BATHROOM & BEDROOM WALLS W/ SOUND ATTENUATION BATT. INSULATION
- CEILING HEIGHTS LISTED ARE DIMENSIONED TO FRAMING (TOP OF SUBFLOOR TO UNDERSIDE OF FRAMING ABOVE)
- SEE ELEC. PLAN FOR GAS CONNECTIONS, HOSE BIBBS, TANKLESS WATER HEATERS, A/C UNITS, ETC.

**FLOOR PLAN LEGEND**

5S	5 SHELVES
1R 2S	1 ROD, 2 SHELVES
2R 2S	2 ROD, 2 SHELVES
HR	HANGING ROD
CO	CASED OPENING
WD	WASHER, DRYER
DW	DISH WASHER
FRIG	REFRIGERATOR
LS	LAZY SUSAN
M	MIRROR
▶	SHOWER HEAD
TB	TOWEL BAR
TR	TOWEL RING
(RH)	RAIN HEAD

**WALL SCHEDULE**

	EXISTING WALLS
	2X FRAMED WALLS
	OVERHEAD/BELOW

**DOOR & WINDOW LEGEND**

	HEIGHT: 8'-0"
	WIDTH: 2'-6"
DOORS:	P = POCKET
WINDOWS:	A = AWNING
	C = CASEMENT
	F = FIXED
	DH = DOUBLE HUNG

**DOOR NOTES**

- ALL INTERIOR DOORS TO BE 2 PANEL SOLID CORE DOORS (JNO), ARCHITECT TO APPROVE FINAL SELECTION PRIOR TO FINALIZING ORDER
- TOP OF INTERIOR CASING @ ADJACENT DOORS & WINDOWS TO ALIGN WHEN HEADER CALL OUTS ARE EQUAL

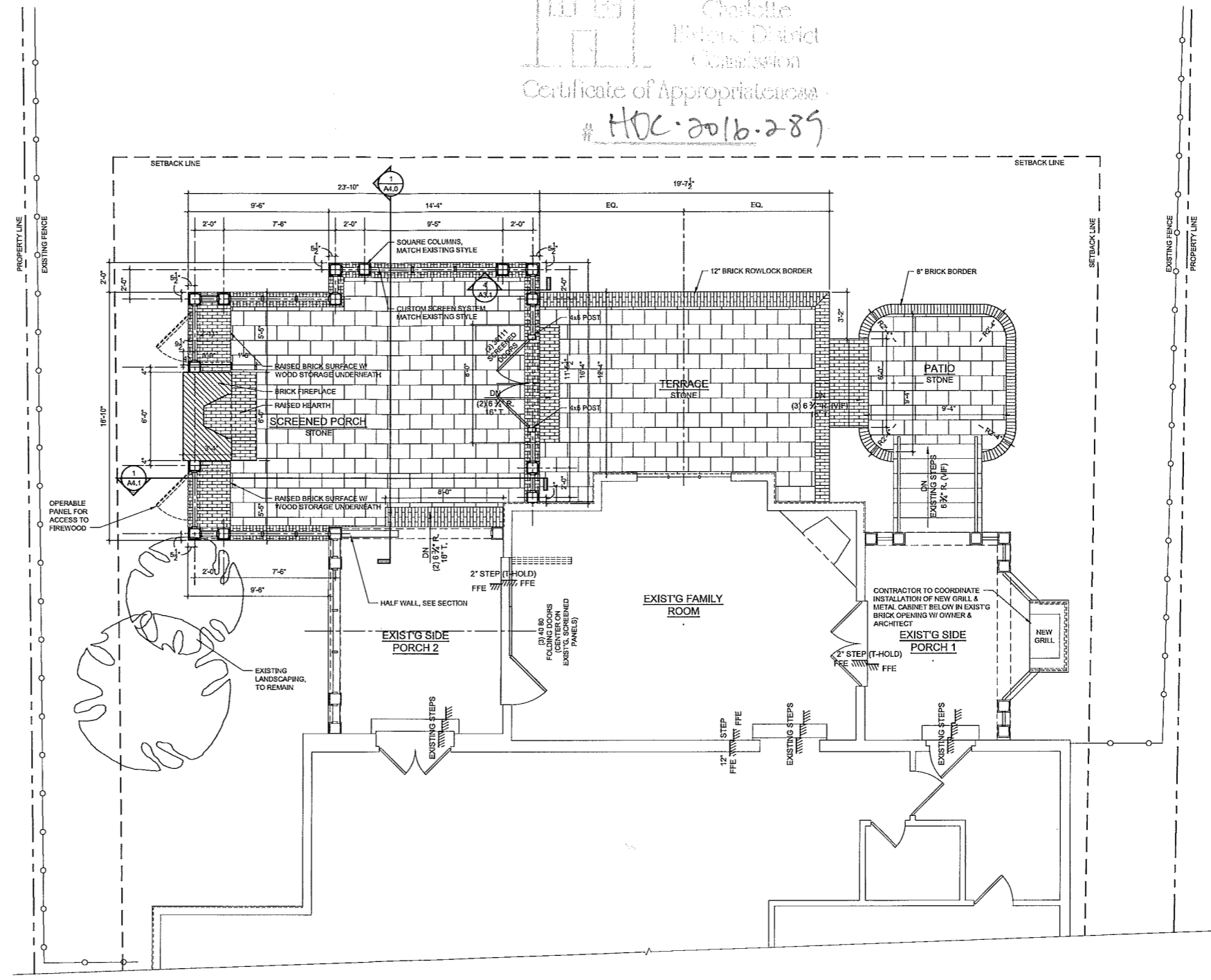
**WINDOW NOTES**

- ALL WINDOW DIMENSIONS ARE BASED ON SIERRA PACIFIC ROUGH OPENING CALL OUTS. IF DIFFERENT MANUFACTURER IS SELECTED, THEN FINAL SELECTION OF WINDOW SIZES ARE TO BE APPROVED BY ARCHITECT.
- WINDOWS TO BE INSTALLED BY CERTIFIED WINDOW INSTALLER PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- WINDOW SUPPLIER TO SPECIFY & ORDER TEMPERED GLASS IN WINDOWS AS REQ'D BY LOCAL CODE.
- G.C. AND WINDOW SUPPLIER TO VERIFY THAT EACH BEDROOM TO HAVE A MINIMUM OF ONE WINDOW WHICH MEETS EMERGENCY EGRESS AS REQUIRED BY NORTH CAROLINA (INTERNATIONAL RESIDENTIAL CODE). WINDOW SUPPLIER TO ADD EGRESS HARDWARE TO CASEMENT WINDOWS IF NECESSARY.
- TOP OF INTERIOR CASING @ ADJACENT DOORS & WINDOWS TO ALIGN WHEN HEADER CALL OUTS ARE EQUAL

**SQUARE FOOTAGES**

SCREENED PORCH	= 415 sf
TERRACE	= 257 sf
PATIO	= 96 sf
SECOND FL. M. BATH (NEW HTD.)	= 104 sf
BASEMENT (NEW HTD.)	= 319 sf

APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
# HOC-2016-289



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**GUENTHER RESIDENCE**  
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CONSTRUCTION DOCUMENT FOR CONSTRUCTION

26 SEPTEMBER 2016  
▲  
▲  
▲

PROPOSED  
FIRST  
FLOOR  
PLAN

**A2.4**

November 2016  
Outdoor Paving

1 PROPOSED FIRST FLOOR PLAN  
A2.4 1/4" = 1'-0"



7494  
ROBERT CRAIG  
ARCHITECT  
26 SEPTEMBER 2016

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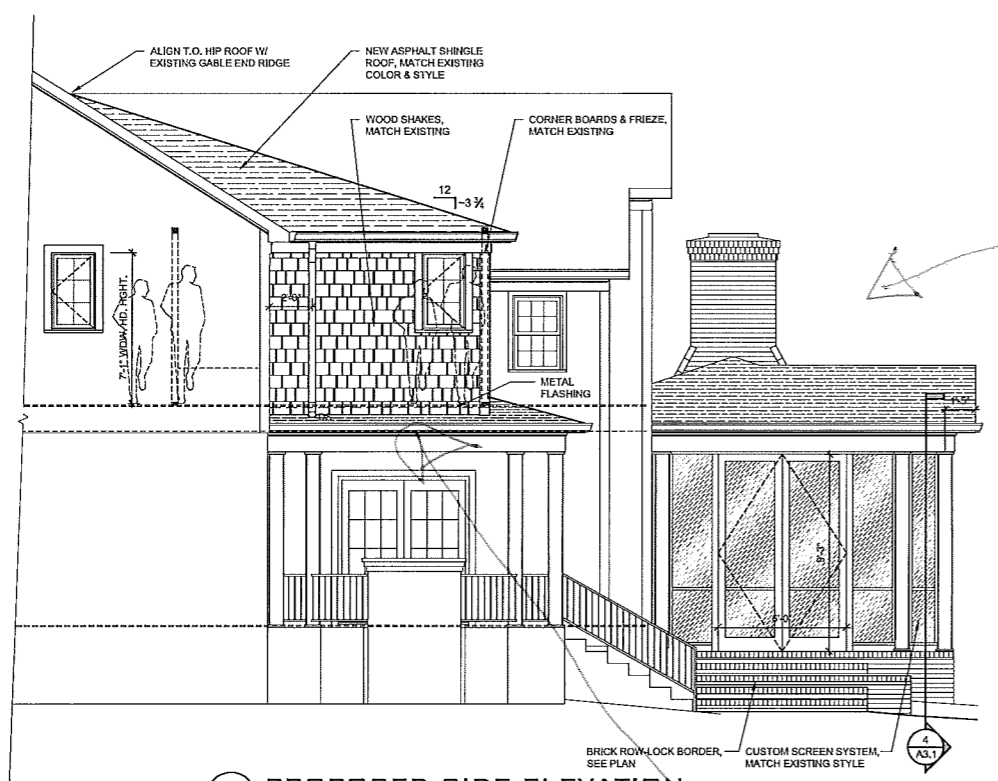
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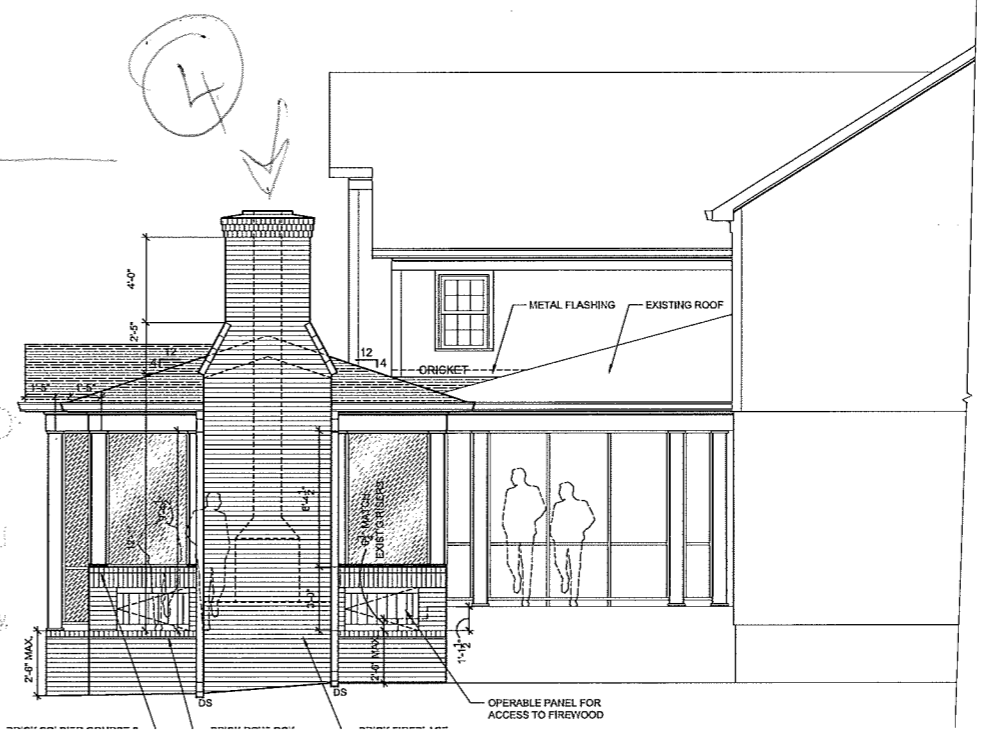
26 SEPTEMBER 2016  
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PROPOSED ELEVATIONS

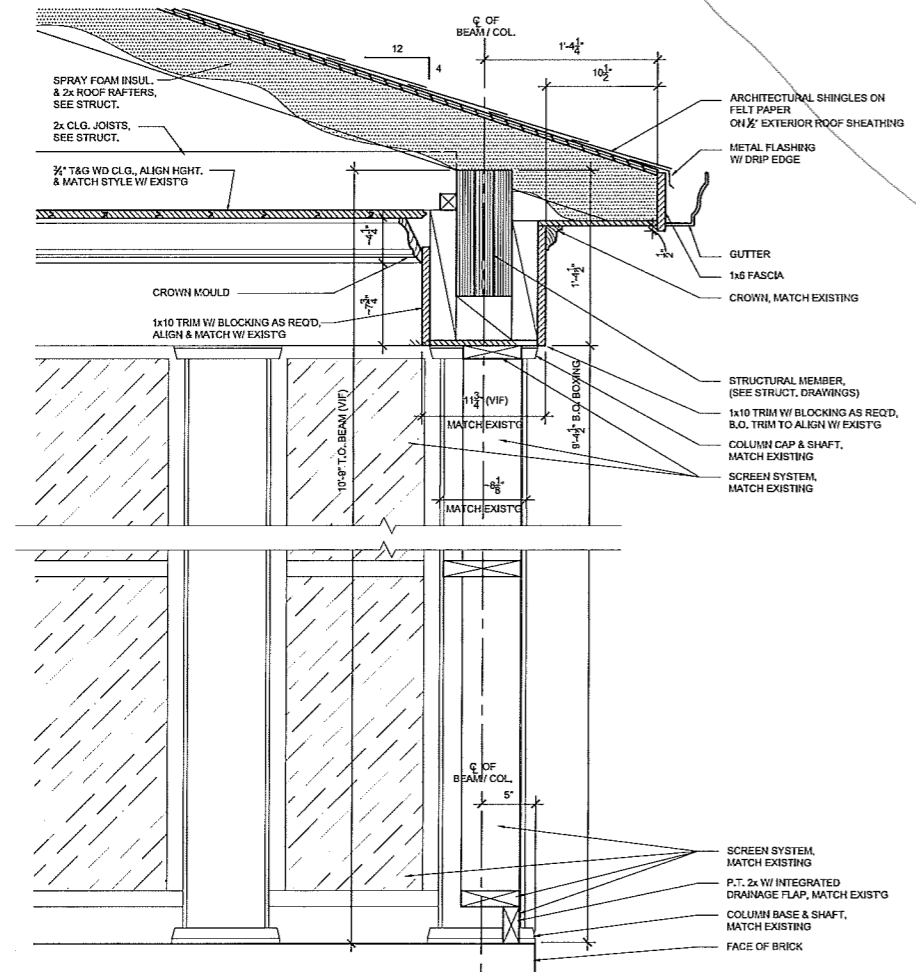
A3.1



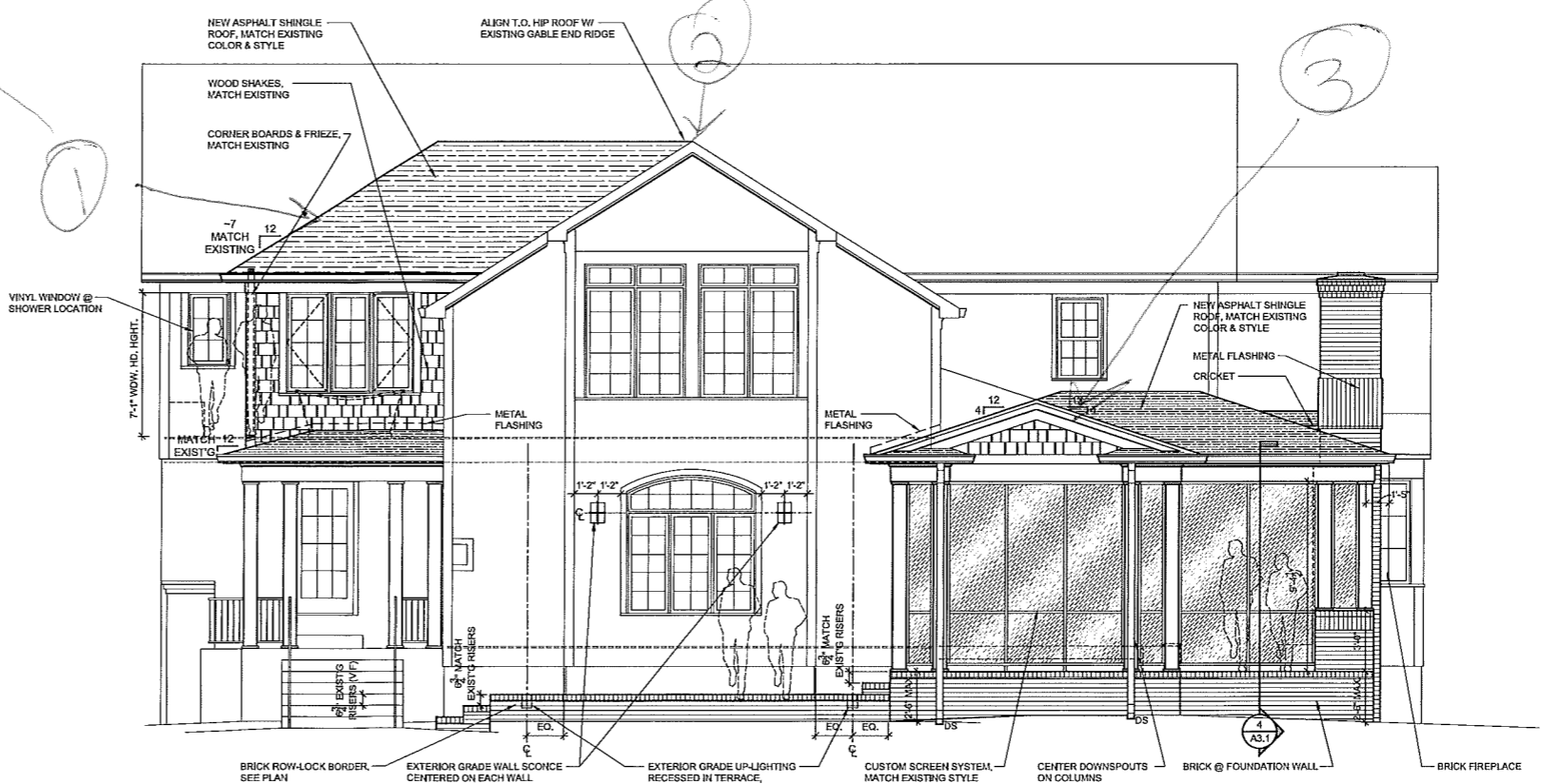
**3 PROPOSED SIDE ELEVATION**  
A3.1 1/4" = 1'-0"



**2 PROPOSED SIDE ELEVATION**  
A3.1 1/4" = 1'-0"



**4 COLUMN / SCREEN DETAIL**  
A3.1 1/2" = 1'-0"



**1 PROPOSED REAR ELEVATION**  
A3.1 1/4" = 1'-0"

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Elevations November 2016