



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-296

DATE: 25 January 2017

ADDRESS OF PROPERTY: 1610 Dilworth Road East

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 12311217

OWNER(S): David and Melissa Dorsch

APPLICANT: John Phares

DETAILS OF APPROVED PROJECT: Accessory building. The project includes the demolition of a dilapidated, one-story detached accessory building and the removal of a broken concrete driveway and retaining wall. A new accessory building footprint will be 16'-6" x 30'-0" will be constructed in approximately the same location as the existing dilapidated building. The new one and one-half story building will have an open carport and storage on the first floor with living space above. The height as measured from grade to ridge will be 23'-2" in the front and 21'-6" in the rear, which is substantially lower than the primary structure. Materials include brick, wood, and stucco as inspired by the primary structure. The wood windows will be Simulated True Divided Lights (STD L) with exterior molded muntins in a 6/6 pattern to match the primary structure. A new concrete driveway and smooth coat concrete retaining wall will be installed with a planting strip left between the house and the retaining wall/driveway. Post construction, 51.4% of the rear yard will remain permeable. During construction a temporary storage structure will be installed behind the main house. The temporary storage structure will not be visible from the street and will be removed upon completion of the permanent building. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, pages 23 and 24: Work in Rear Yards and Demolition of Dilapidated Accessory Structures.
2. The applicable Policy & Design Guidelines for Accessory Buildings (page 50) have been met.

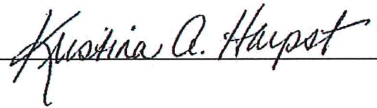
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- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along 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.

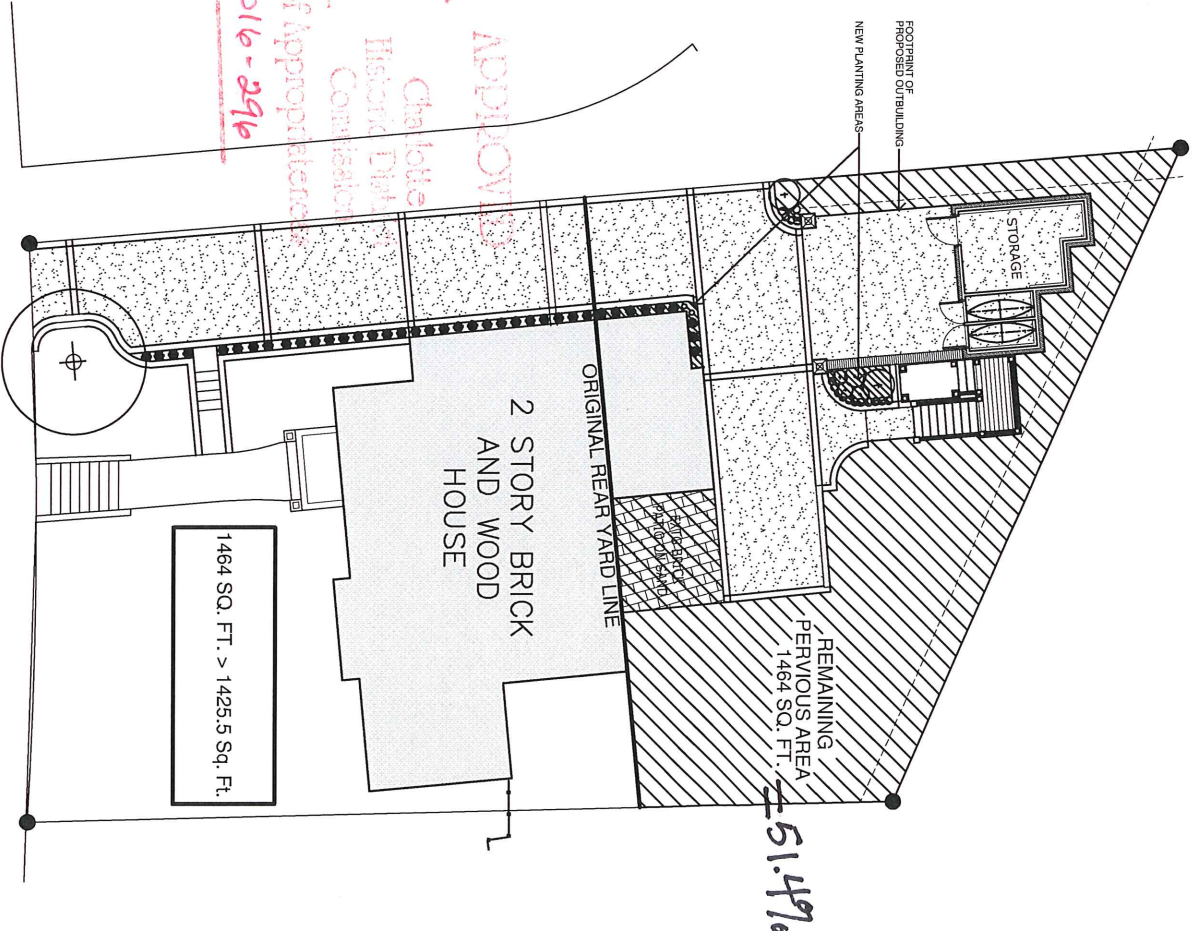
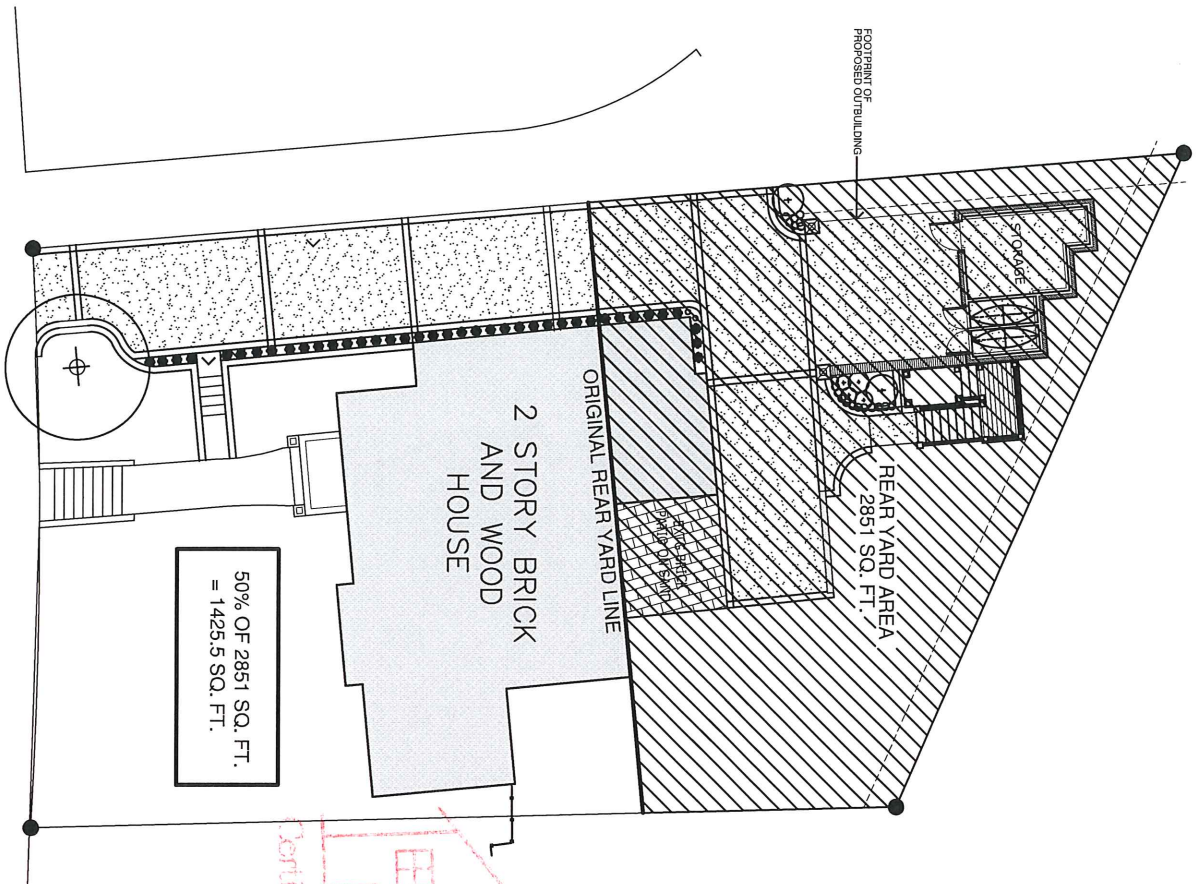
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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.



James Haden, Chairman



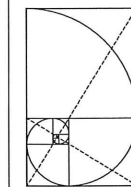
Staff



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2016-296

1610 Dilworth Road East

REAR YARD IMPERVIOUS STUDY



CIRCA
ARCHITECTURE
115 East Park Avenue, Suite E
Charlotte, NC 28203
704.996.5512
john.phares@circaarch.com

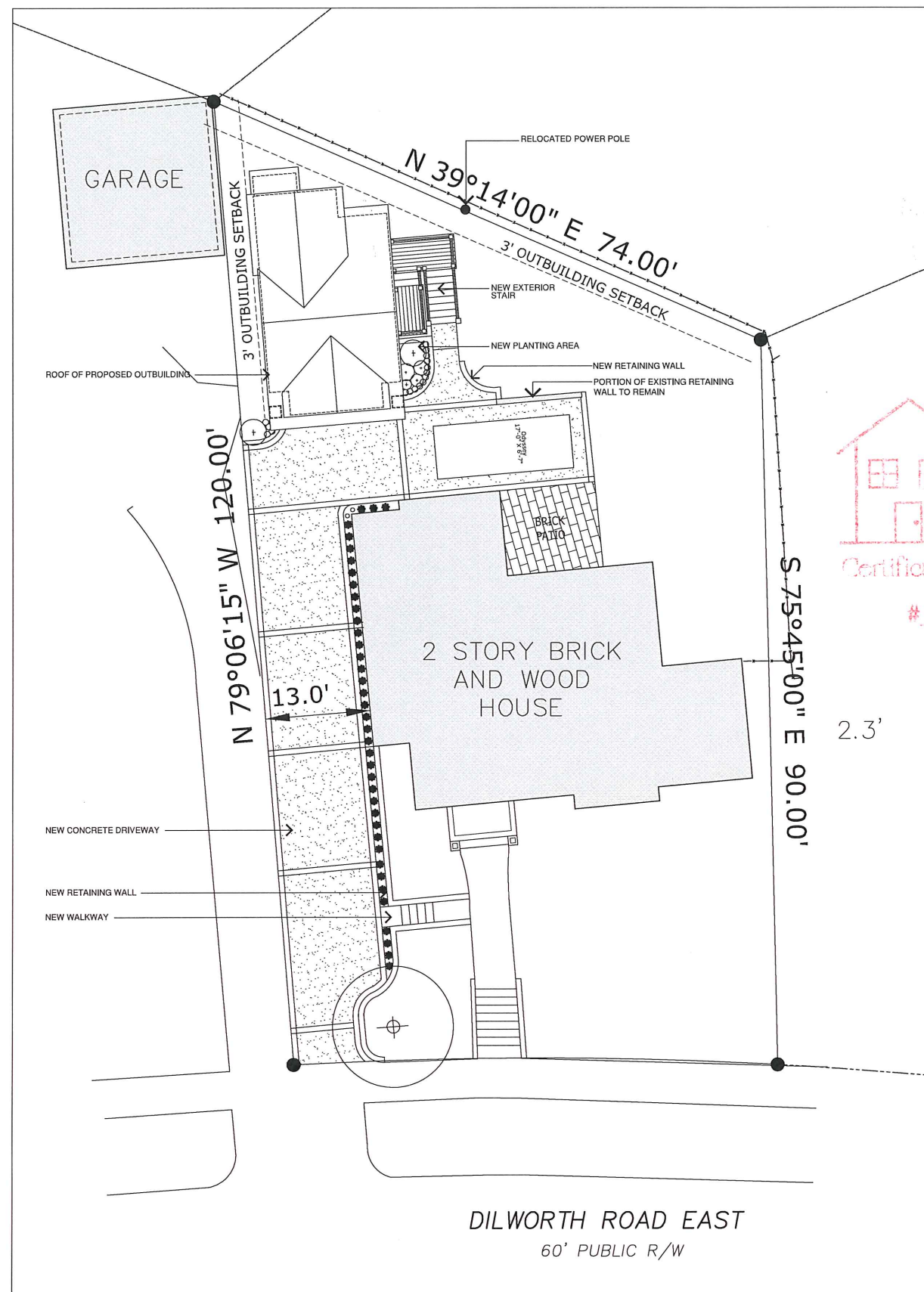
PROPOSED NEW OUTBUILDING FOR DORSCH PROPERTY
1610 DILWORTH ROAD EAST, CHARLOTTE, NC 28203

PROJECT: CA-16-05
ISSUED: 11/30/16

HDC SUBMITTAL
REVISIONS:

SITE:
EXTG./DEMO PLAN AND
PROPOSED SITE PLAN

C.1



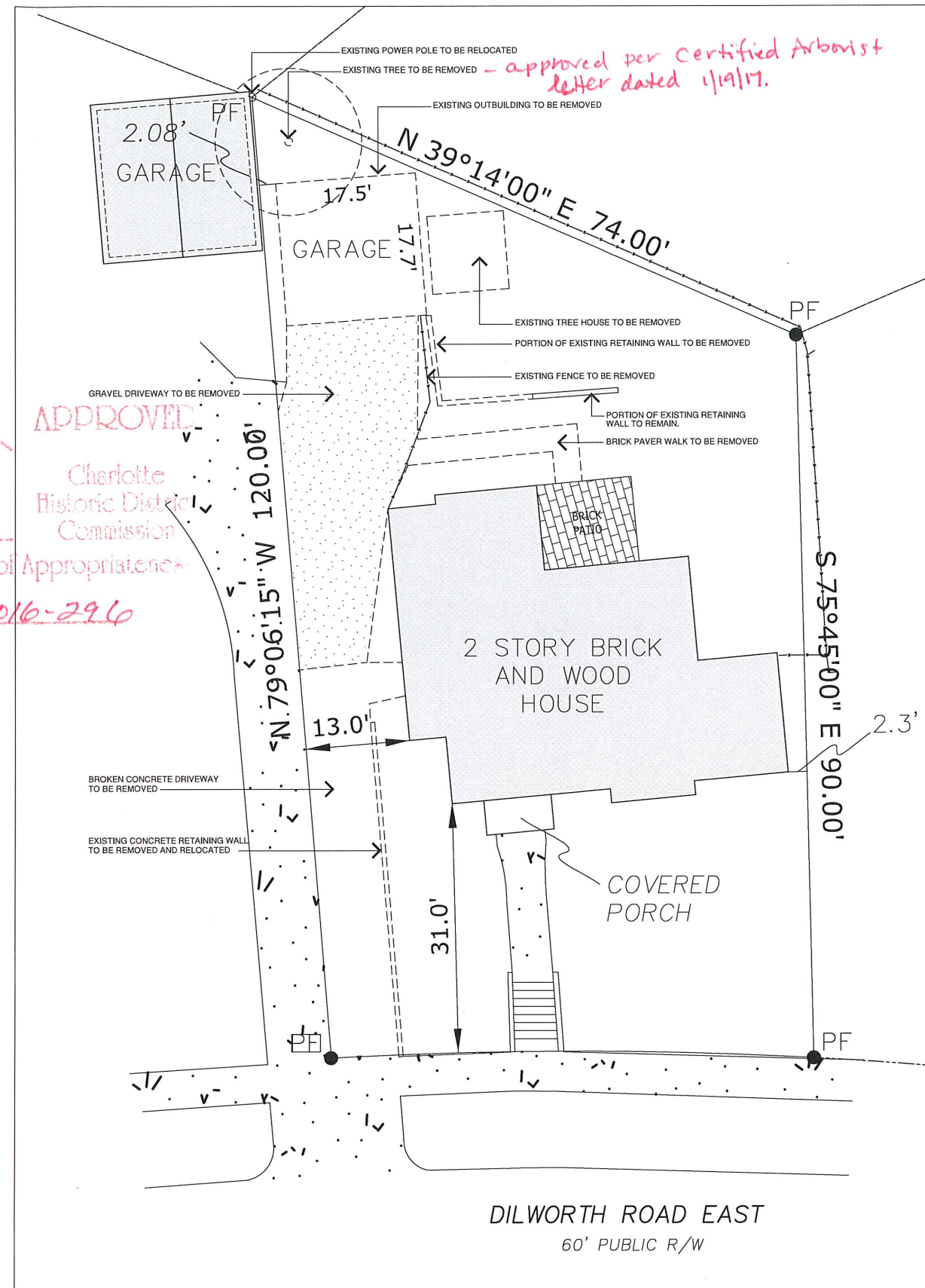
B

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



NORTH



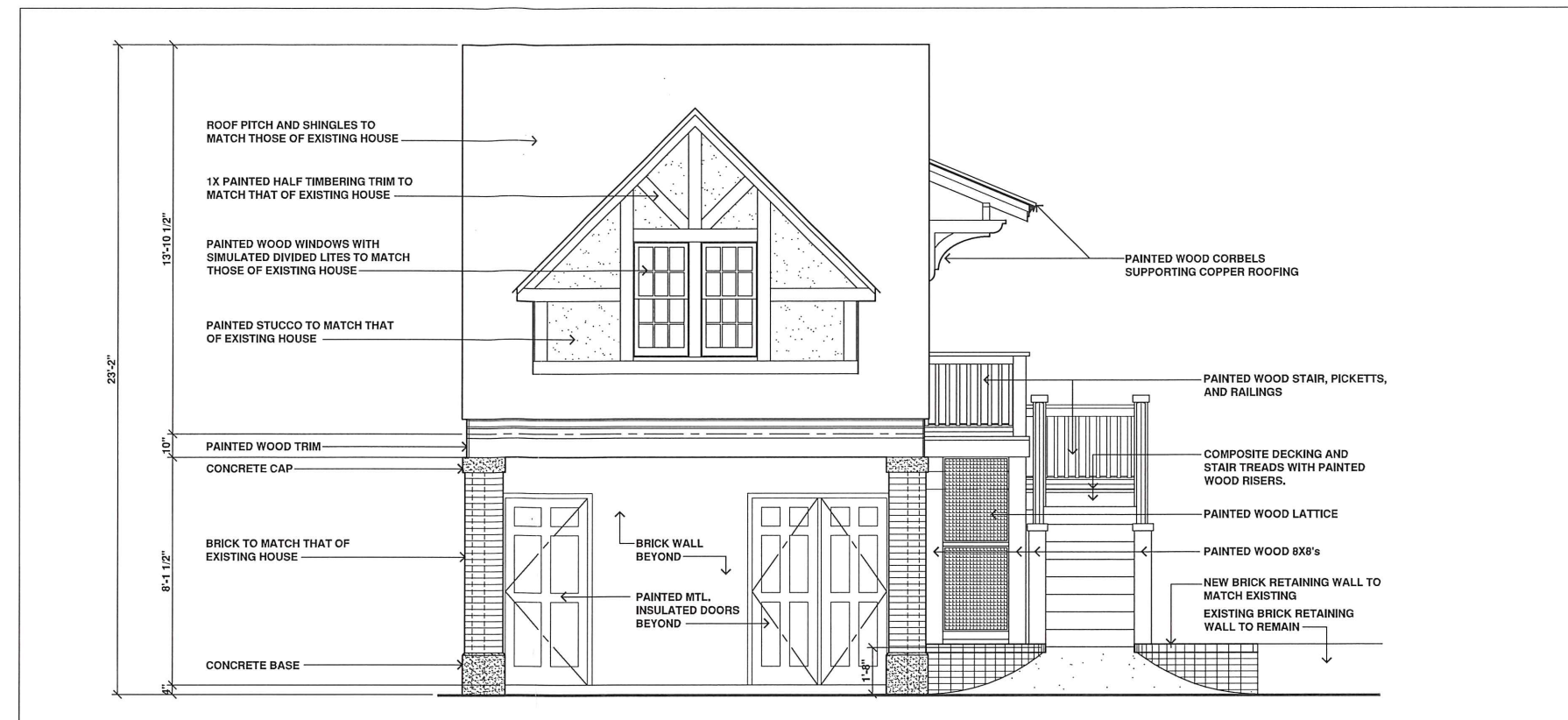
A

EXISTING SITE / DEMOLITION PLAN

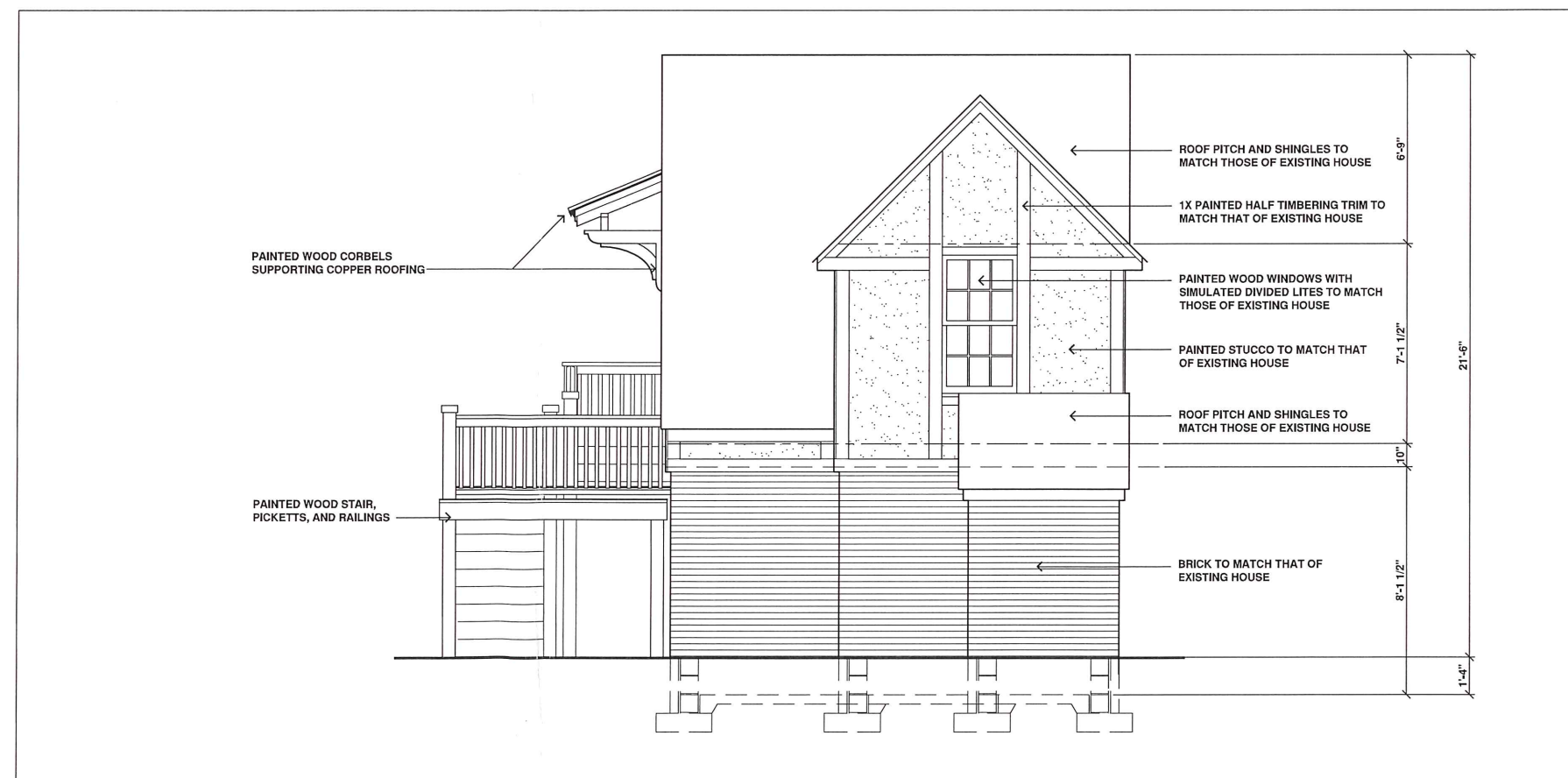
SCALE: 1/8" = 1'-0"



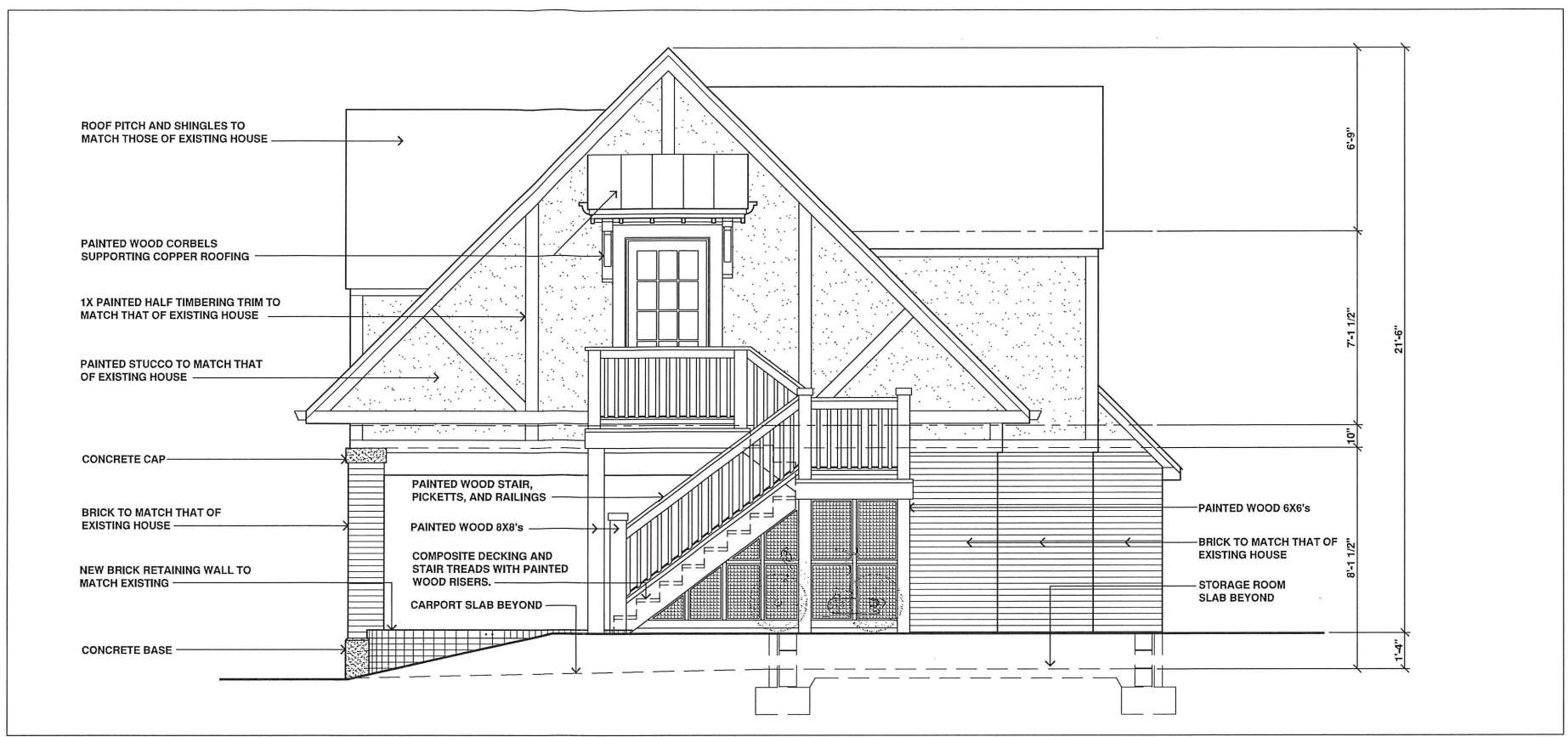
NORTH



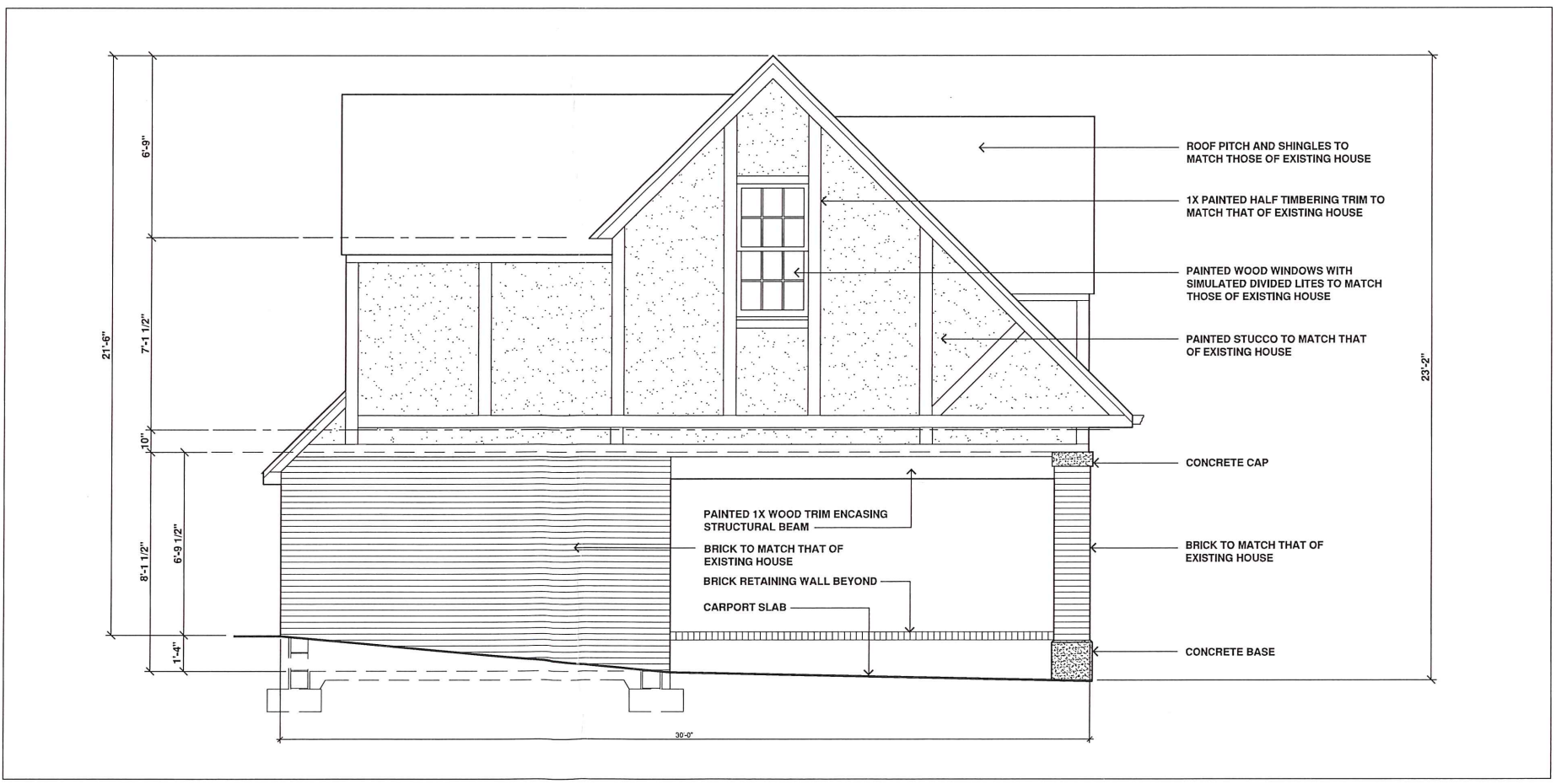
A FRONT ELEVATION
SCALE: 3/8" = 1'-0"



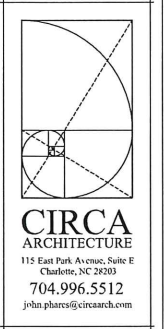
B REAR ELEVATION
SCALE: 3/8" = 1'-0"



A RIGHT ELEVATION
SCALE: 3/8" = 1'-0"



B LEFT ELEVATION
SCALE: 3/8" = 1'-0"



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REVISIONS:

ELEVATIONS:
RIGHT AND LEFT

