



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMR 2017-00285

DATE: 18 April 2017

ADDRESS OF PROPERTY: 420 East Tremont Avenue **TAX PARCEL NUMBER:** 121.068.17

HISTORIC DISTRICT: DILWORTH

APPLICANT/OWNER: Angie Lauer of ALB Architecture on behalf of owner

DETAILS OF APPROVED PROJECT: Rear Addition. Existing rear addition will be removed. New hipped roof addition will tie below ridge of existing hip. New rear facing gable will tie onto new hip. Addition is stepped in from sides of house. See exhibit labeled 'Site Plan 2017'. Materials (including siding, foundation, windows, roofing, trim, etc.) and details (including corner boards, siding dimensions, soffit/fascia treatment, overhang, rafter tails, window configuration, etc.) will match existing. See exhibits labeled 'Elevations Left and Rear April 2017' and 'Right Elevation April 2017'. Percentage of addition compared to house is less than 50%

Applicable Policy & Design Guidelines – Additions

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof, as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with the massing, form, scale, directional expression, roof forms, and materials foundation, fenestration, and materials.

Administrative Approval – B Work in Rear Yards, including:

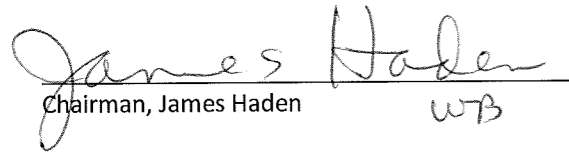
Additions that are neither taller nor wider AND do not represent a build-out of more than 50% additional square footage.

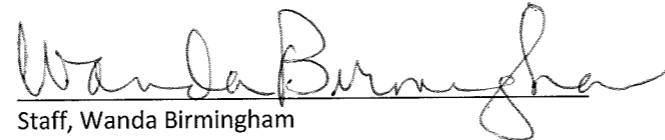
➤ This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with

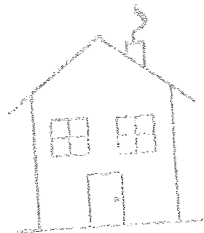
Date 18 April 2017

- 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
WB


Staff, Wanda Birmingham



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

NDC ADM RM
2017-00285

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-0" X 3'-6"	MATCH EXISTING	DOUBLE HANG
B	2'-0" X 3'-6"	MATCH EXISTING	DOUBLE HANG
C	2'-0" X 3'-6"	MATCH EXISTING	DOUBLE HANG

NOTE:
1. MATCH TRIM DETAILS TO METAL DWP CAP (AT FLASHING & BACK BAND TRIM) WINDOWS.
2. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
3. SEE ELEVATIONS FOR MATCH PATTERN, VERIFY ANY REQUIREMENTS FOR EXPRESS OR TEMPERED GLASS.
NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 1" A.P.F. MUST BE TEMPERED PER CODE (TP).



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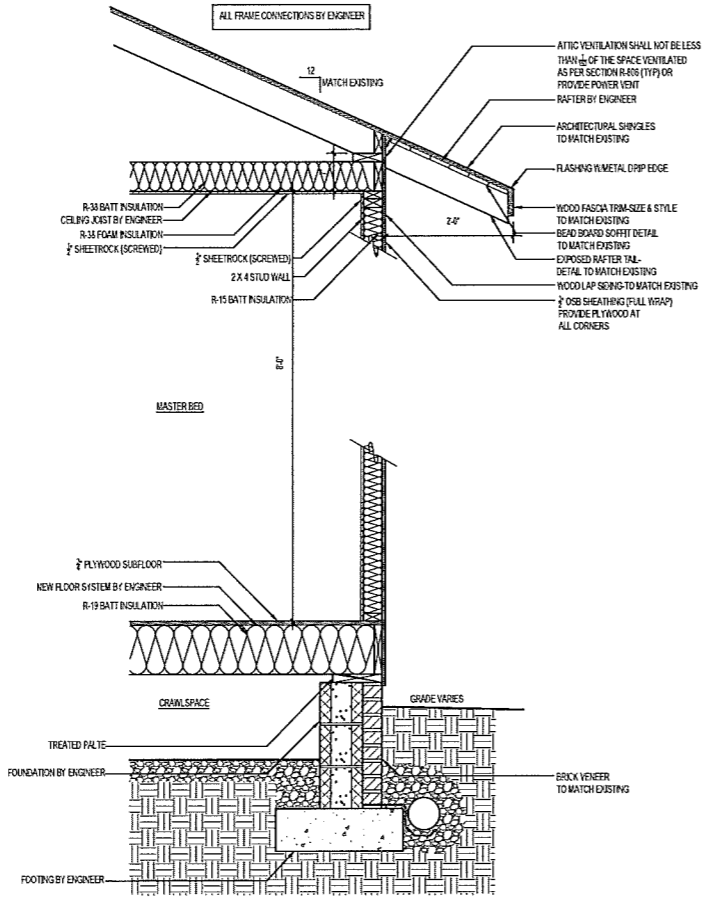
4 APRIL 2017

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

Right Elevation April 2017



3 SECTION @ REAR GABLE
3/4" = 1'-0"



1 PROPOSED FRONT ELEVATION (NO CHANGE)
1/4" = 1'-0"

- GENERAL NOTES:
- FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
 - ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
 - COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 - ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 - ALL PROPOSED EAVES TO MATCH EXISTING U/L/O
 - ALL DIMENSIONS FROM FACE OF BRICK, FACE OF BRICK TO ALIGN WITH FACE OF STUD

- STAIRS, RAILING & GUARD NOTES:
- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. -SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
 - R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
 - R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
 - R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
 - R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
 - R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHES
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
 - R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
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NOTE:
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2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

Historic Dilworth Reconstruction & Addition of:
PEYTON RESIDENCE
420 E. Tremont Avenue, Charlotte, NC 28203

PROJECT #: 16075
ISSUED: 4 APRIL 2017
REVISIONS:

PROPOSED ELEVATIONS
A-9
OF: ELEVATION



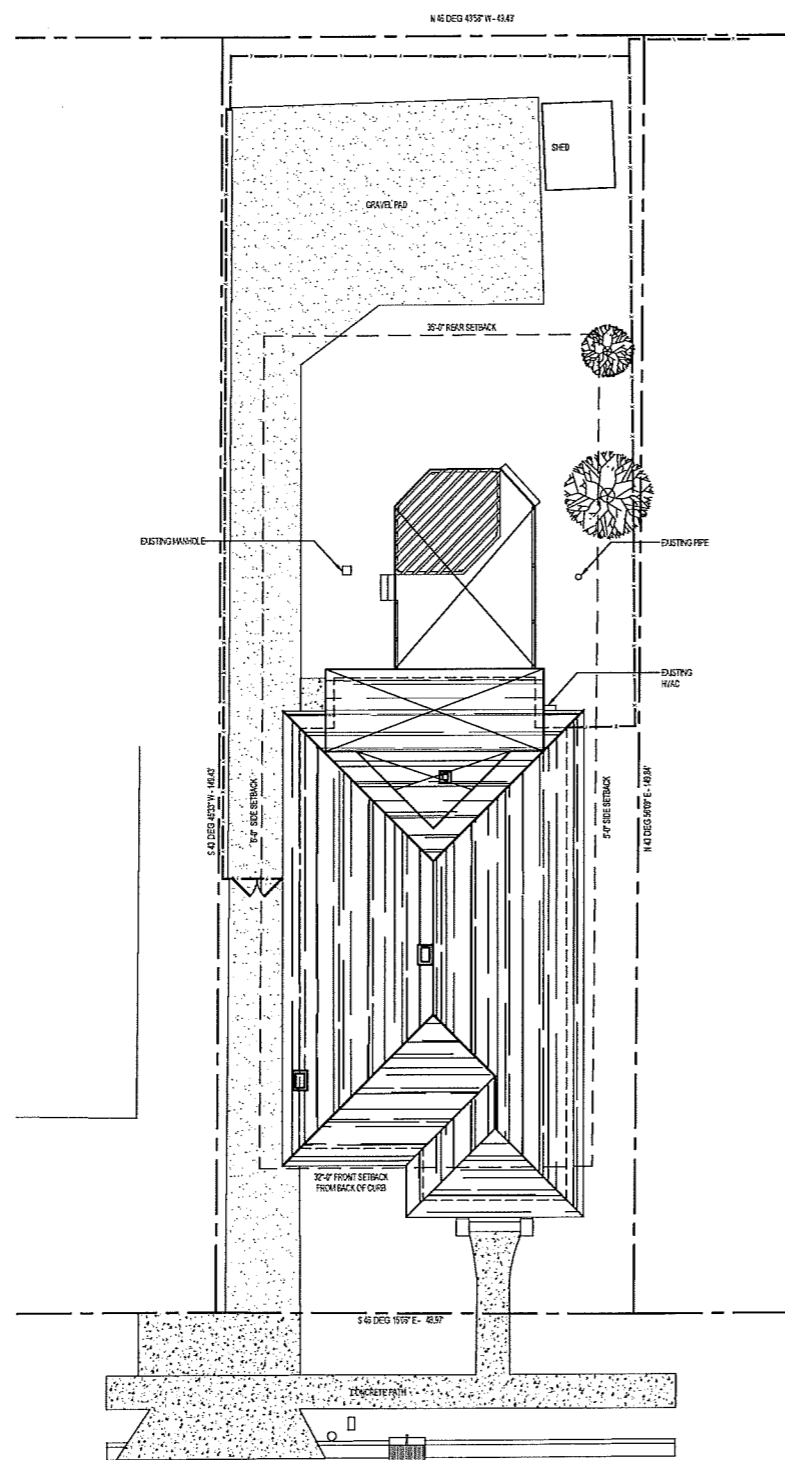
APPROVED

Charlotte
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Certificate of Appropriateness

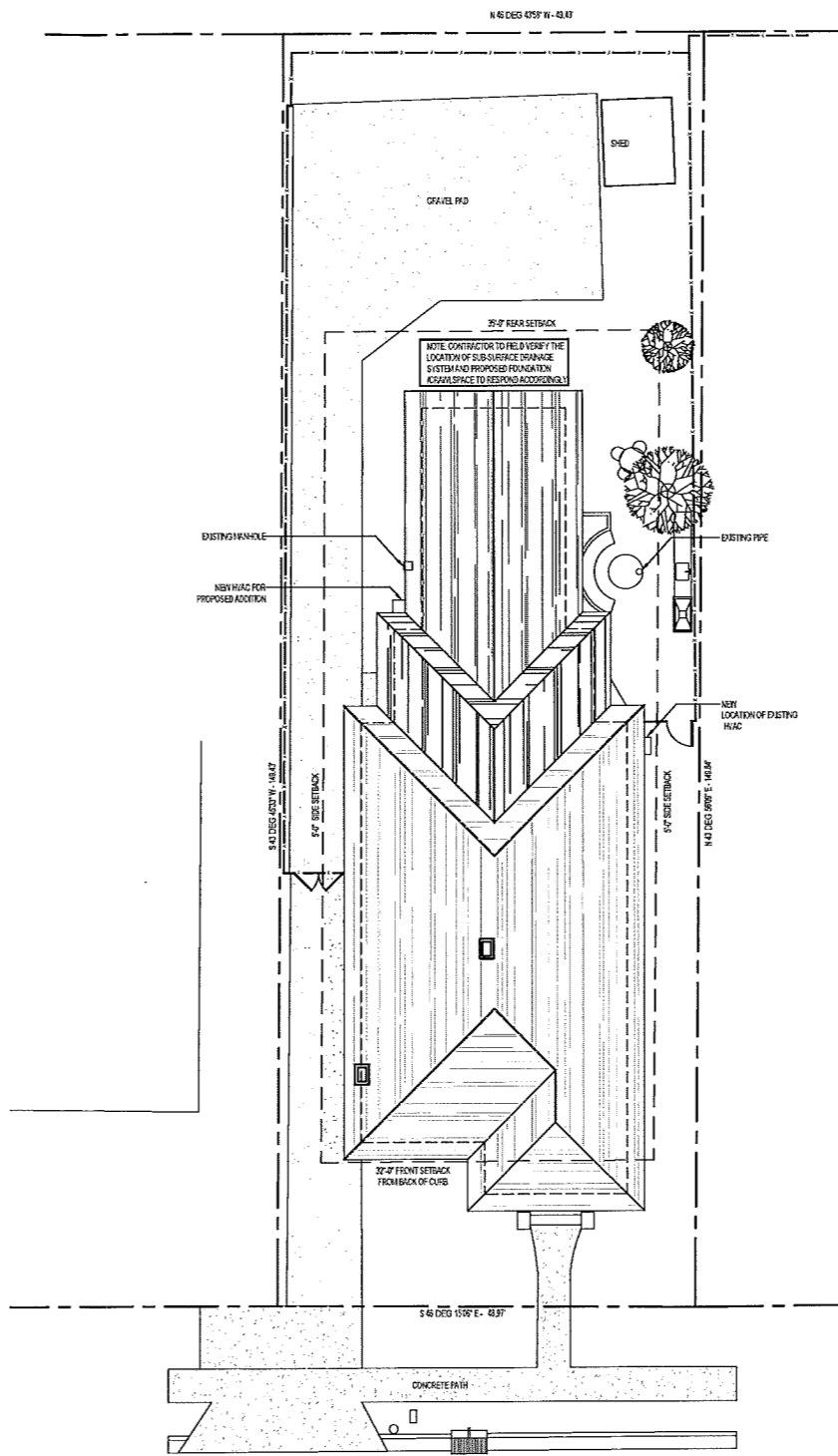
HDC ADM RM

2017.00285



2 EXISTING SITE PLAN
1" = 10'-0"

Site Plan 2017



1 PROPOSED SITE PLAN
1" = 10'-0"

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	704
PROPOSED HEATED AREA OF GARAGE	0
PROPOSED UNHEATED	
REAR PORCH	0
UNHEATED GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	0
REAR YARD PERMEABILITY CALCULATIONS (50% AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	3995
CONCRETE DRIVE	0
SHED FOOTPRINT	83
IMPERVIOUS AREA AT REAR YARD	23
PROPOSED HEATED AREA AT REAR YARD	704
TOTAL AREA	810
TOTAL PERMEABLE AREA	80%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	7362
FOOTPRINT OF HOUSE	2346
FOOTPRINT OF SHED	83
FOOTPRINT OF GARAGE	0
TOTAL AREA	2429
PERCENTAGE OF OPEN SPACE	67%

3 PERMEABLE AREA CALCULATIONS

GENERAL NOTES:

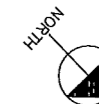
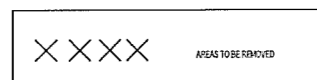
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- ALL DIMENSIONS FROM FACE OF BRICK, FACE OF BRICK TO ALIGN WITH FACE OF STUD.

STAIRS, RAILING & GUARD NOTES:

- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 38 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
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EXISTING & PROPOSED SITE PLANS

A-1

OF: ELEVEN

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2017.002BS

WINDOW SCHEDULE			
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B	2'-0" X 5'-0"	MATCH EXISTING	DOUBLE HANG
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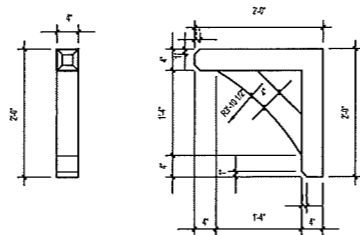
A-10

OF: ELEVATION

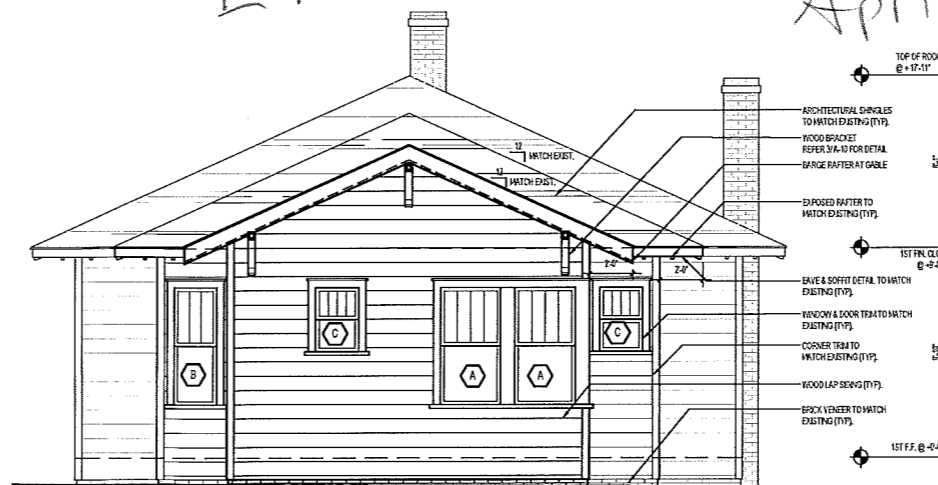


② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

*Elevations L+R
April 2017*



③ WOOD BRACKET DETAIL
3/4" = 1'-0"



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

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