



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM 2017-00329

DATE: 12 May 2017

ADDRESS OF PROPERTY: 1915 Winthrop Avenue

TAX PARCEL NUMBER: 121.085.19

HISTORIC DISTRICT: Dilworth

APPLICANT: Architect Allen Brooks on behalf of owners.

DETAILS OF APPROVED PROJECT: Rear Addition. Rear facing mansard roof will be extended. New covered porch will be added to new rear. Gable will be added over steps and centered on door. Hipped porch roof will be supported by columns on brick piers. Appropriately detailed rail will be added between piers. Brick fireplace will be added to corner of porch. Materials (including siding, brick, roofing, trim, windows, etc.) and details (including siding reveal, soffit/fascia treatment, overhang, trim, corner boards, window configuration, rail, etc.) will match existing. See exhibits labeled 'Site Plan May 2017' and 'Elevations May 2017'.


Applicable Policy & Design Guidelines – 7 Additions

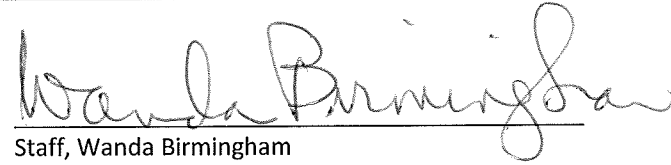
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations are 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.

- 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.

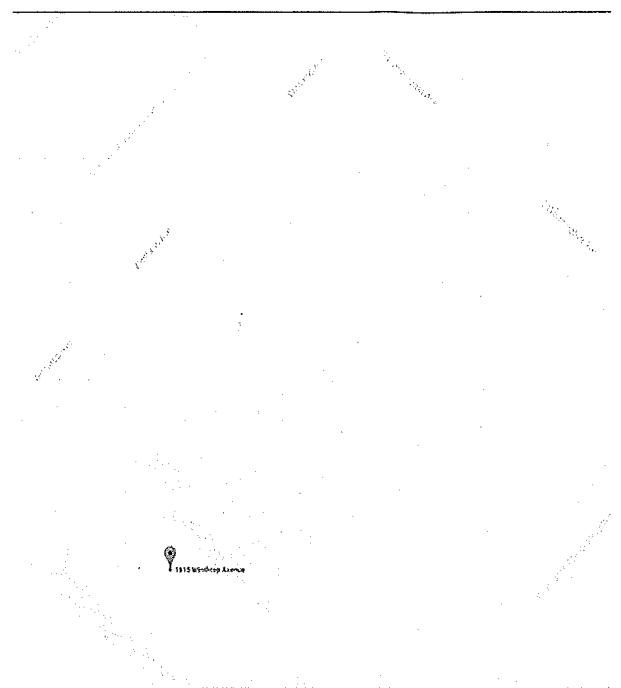
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

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 .

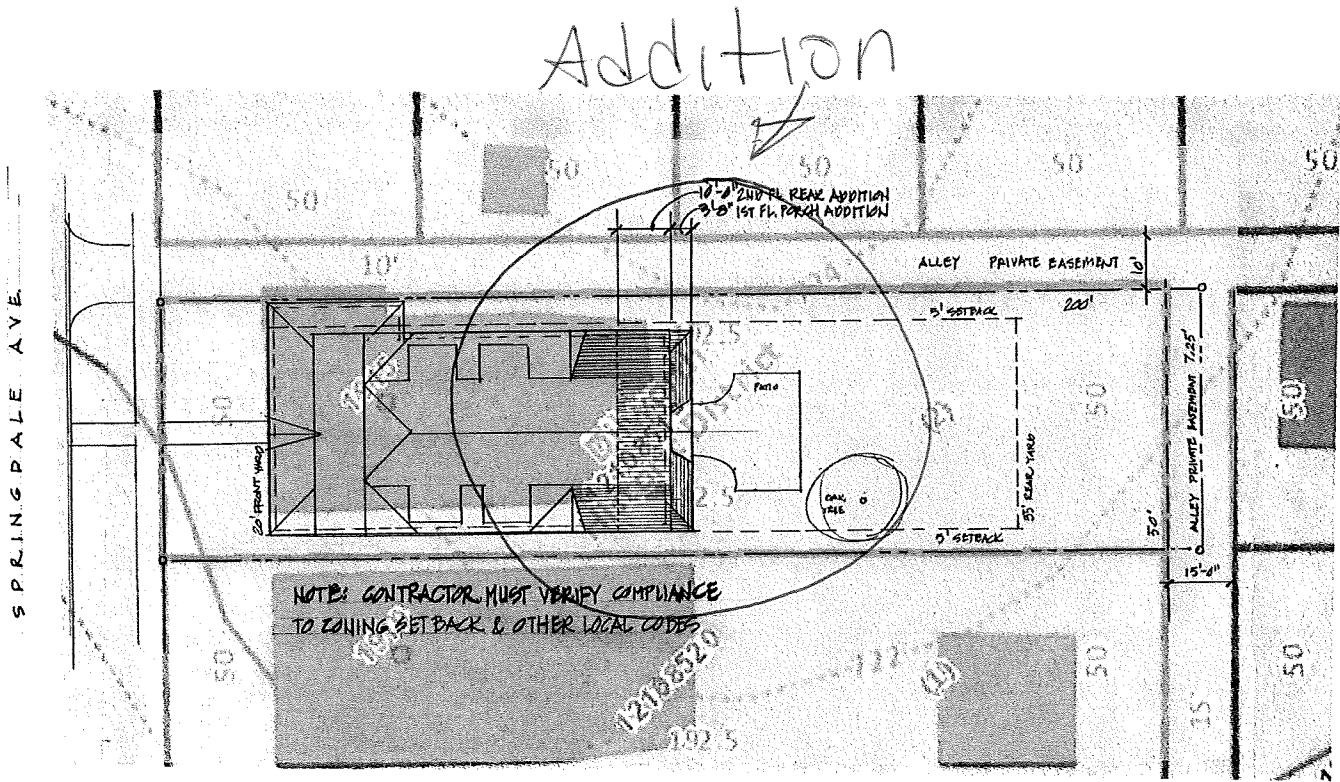

Chairman, James Haden
WB


Staff, Wanda Birmingham

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 #HDC ADM RM
 2017.00329



VICINITY MAP



SITE PLAN
 1/16"=1'
 May 2017

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.

- GENERAL NOTES:
1. FINISH GRADE TO BE COORDINATE BY THE CONTRACTOR.
 2. ALL BUILDING LOCATIONS TO BE VERIFIED BY THE CONTRACTOR.
 3. COORDINATE CRAWLSPACE VENT LOCATIONS WITH STRUCTURAL DRAWINGS.
 4. ALL PITCHES 4:12 & LESS TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12, FLASHING & COUNTER FLASHING AS REQUIRED, MARINE GRADE PLYWOOD TO BE USED FOR ENTIRE ROOF SURFACE
 6. ALL PROPOSED EAVES TO MATCH EXISTING UN O

- STAIRS, RAILING & GUARD NOTES:
1. 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.
 - 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
 2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/2 INCHES.
 - 2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
 3. R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
 4. 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 OR MORE RISERS.
 5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
 6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 38 INCHES
 - 6.1. 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.
 7. 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.
 - 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER), GUARDS SHALL NOT ALLOW PASSAGE OF A 4 1/2 DIAMETER SPHERE ON OPEN SIDE OF STAIR.

- NOTE:
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENTS 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.
 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.

INDEX OF DRAWINGS

- A-0 Cover Sheet & Site Plan
- A-2 Existing/Demo Plans
- A-3 Existing/Demo Elevations
- A-4 Partial Proposed Plans
- A-5 Partial Proposed Elevations
- A-5*/8 2000 Addition Reference Plans
- A-6*/8 2000 Addition Reference Sections

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	320
PROPOSED HEATED AREA OF GARAGE	0
PROPOSED UNHEATED	
REAR ADDITION	504
UNHEATED GARAGE	0
POOL	0
PATIO	0
SHOP	0
TOTAL	504
REAR YARD PERMEABILITY CALCULATIONS (50% AS REQUIRED BY HDC)	
EXISTING REAR YARD AREA	5600
CONCRETE DRIVE	0
PATIO	380
REAR ADDITION	504
TOTAL AREA	884
TOTAL PERMEABLE AREA	84%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	10000
FOOTPRINT OF HOUSE	2844
FOOTPRINT OF SHOP	0
FOOTPRINT OF GARAGE	0
TOTAL AREA	2844
PERCENTAGE OF OPEN SPACE	72%

PERMEABLE AREA CALCULATIONS

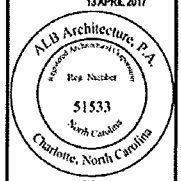
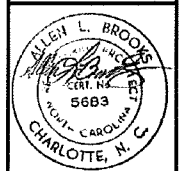
R5 ZONING
 HDC-COA:

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	2,052 S.F.	800 S.F.
Existing Second Floor:	1,306 S.F.	0 S.F.
Proposed First Floor:	0 S.F.	90 S.F.
Proposed Second Floor:	320 S.F.	0 S.F.
Total:	3,678 S.F.	890 S.F.
Total Under Roof:		4,568 S.F.



ALB Architecture
 1200 E. Morehead St.
 Suite 240
 Charlotte, NC 28204
 Phone: 704.503.9595
 E-mail:
 brooks.alb@icloud.com
 lauer.alb@icloud.com



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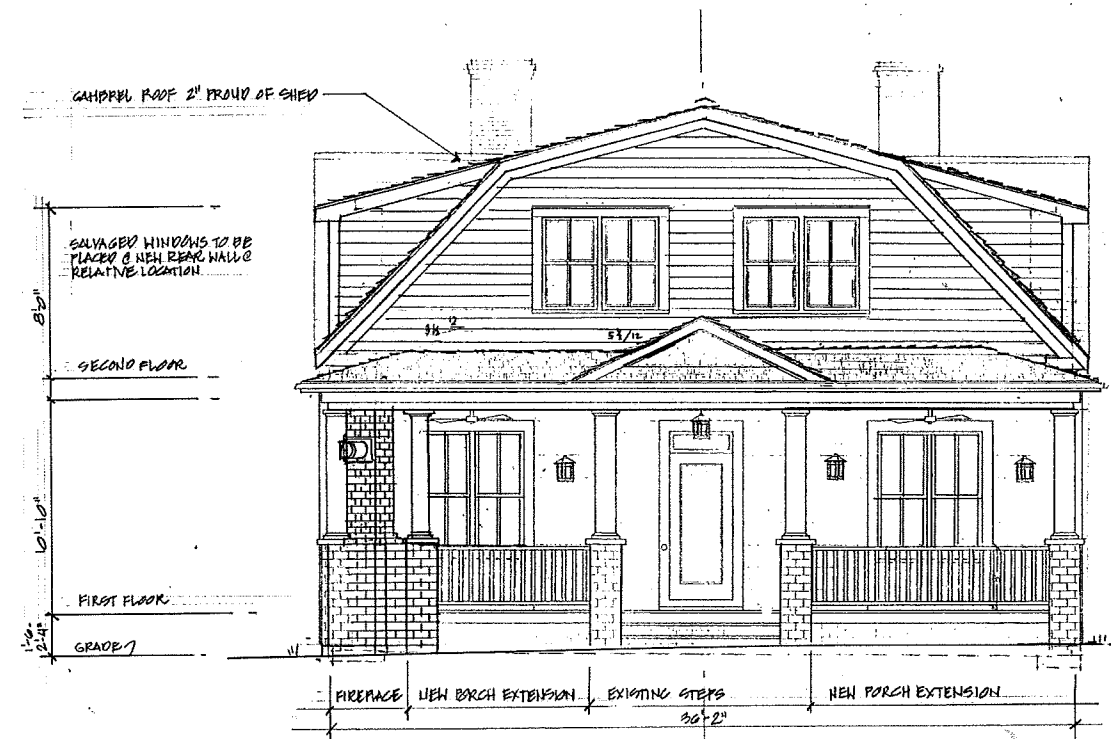
Historic Dilworth Addition For the:
KING RESIDENCE
 1915 Winthrop Avenue, Charlotte, NC 28203

PROJECT #: 17007
 ISSUED: 13 APRIL 2017
 REVISIONS:

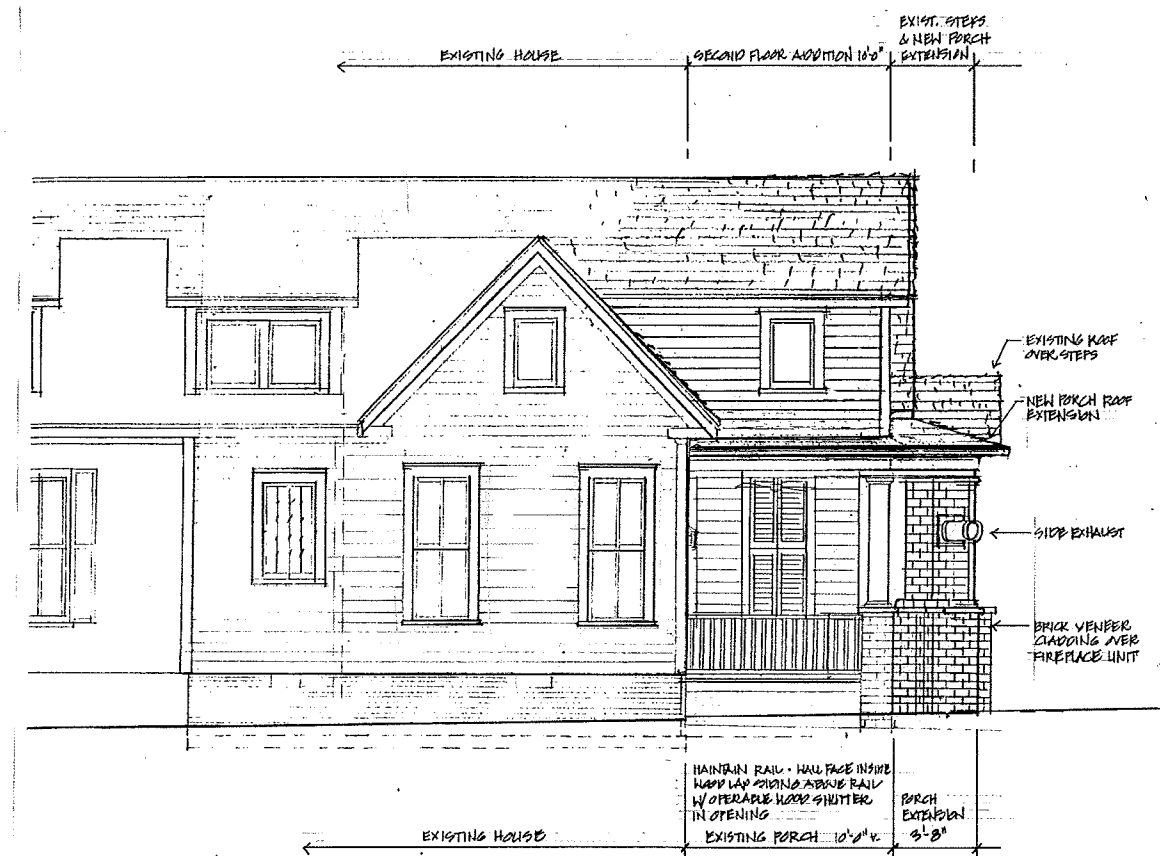
COVER SHEET

A-0

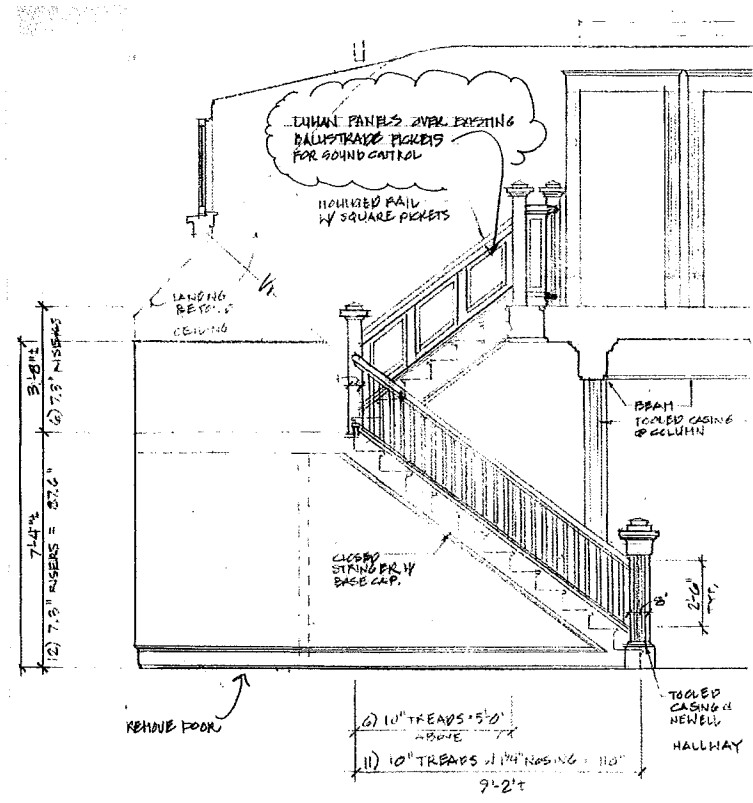
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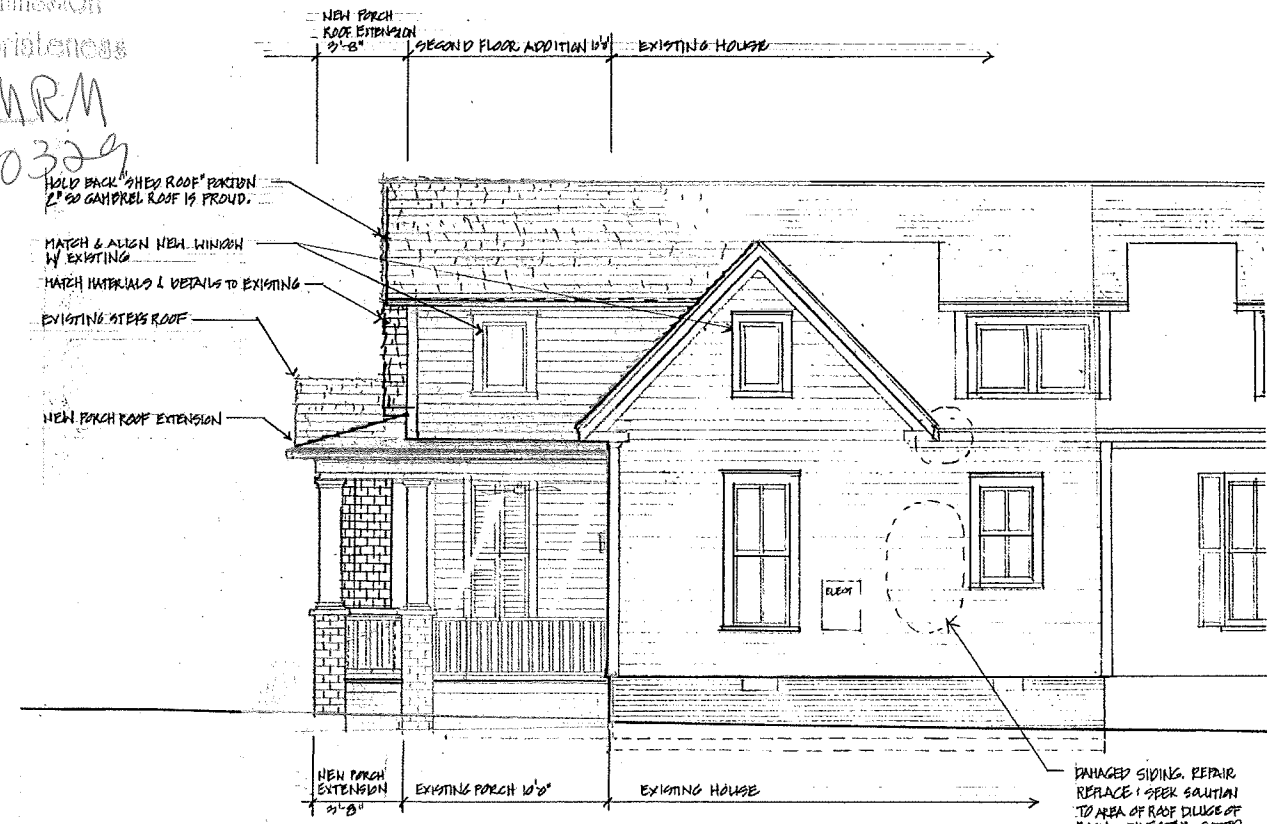
PROPOSED REAR ELEVATION
1/4"=1'-0"



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



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

Elevations May 2017