



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00476

DATE: 8 August 2017

ADDRESS OF PROPERTY: 319 East Worthington Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 12105304

OWNER: Ivy Blades Robinson

APPLICANT: Zack Alsentzer

DETAILS OF APPROVED PROJECT: Rear Addition. The project is a one-story rear addition. The new addition is approximately 516 square feet and will tie in beneath the existing ridge. Details of the addition will all match existing including the wood shingle siding exterior with brick foundation and all trim, brackets and roof details will be wood to match existing. The new windows will be wood, double-hung with Simulated True Divided Light (STD L) molded muntins in an 8/1 pattern to match existing. On the right elevation, two sets of triple casement windows will be installed. The casement windows will be wood with STD L molded muntins. The project also includes the addition of a new patio and pergola at the rear. The existing gravel parking area will be replaced with grass lawn and landscaping. Post-construction 81% of the rear yard will remain permeable. See attached plans. This approval does not include any changes to the front elevation; those changes will be approved under a separate COA.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. This application is in compliance with the Policy & Design Guidelines for both Additions (page 7.2) and Landscape & Lawns (page 8.4).

- 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

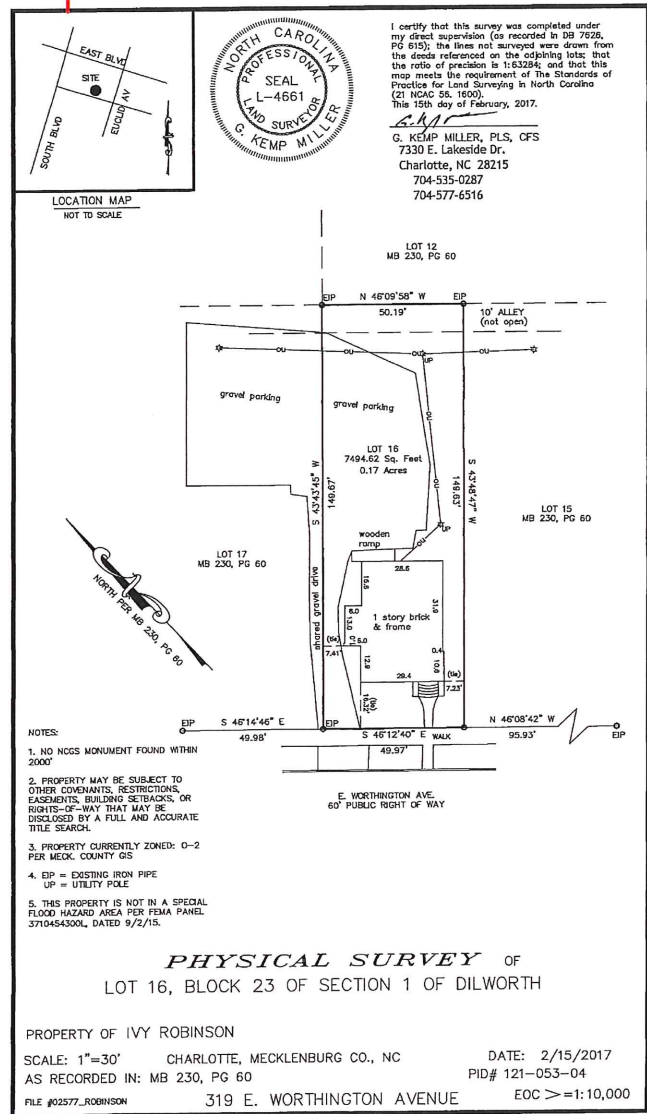
www.charlotteplanning.org

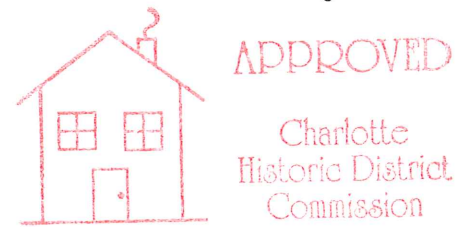
600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

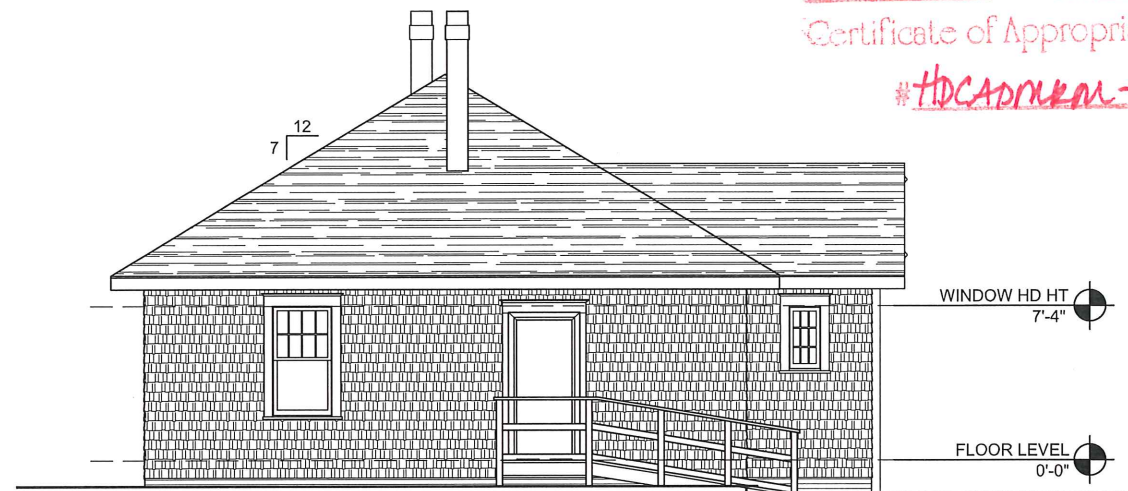
FAX: (704)-336-5123





Certificate of Appropriateness

#HDCADMM-2017-00476



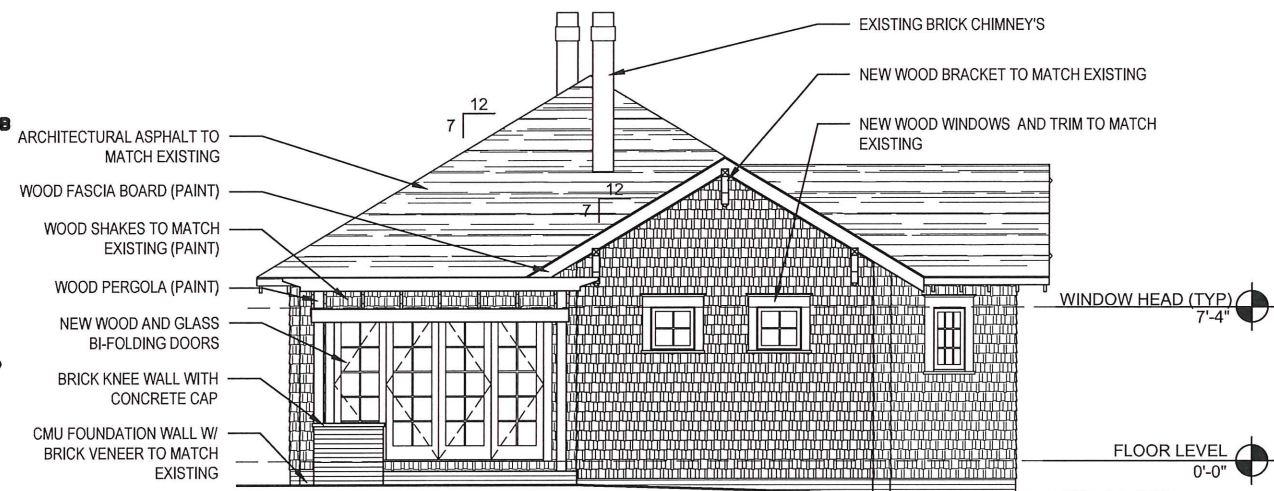
C REAR ELEVATION
SCALE: 1/4" = 1'-0"



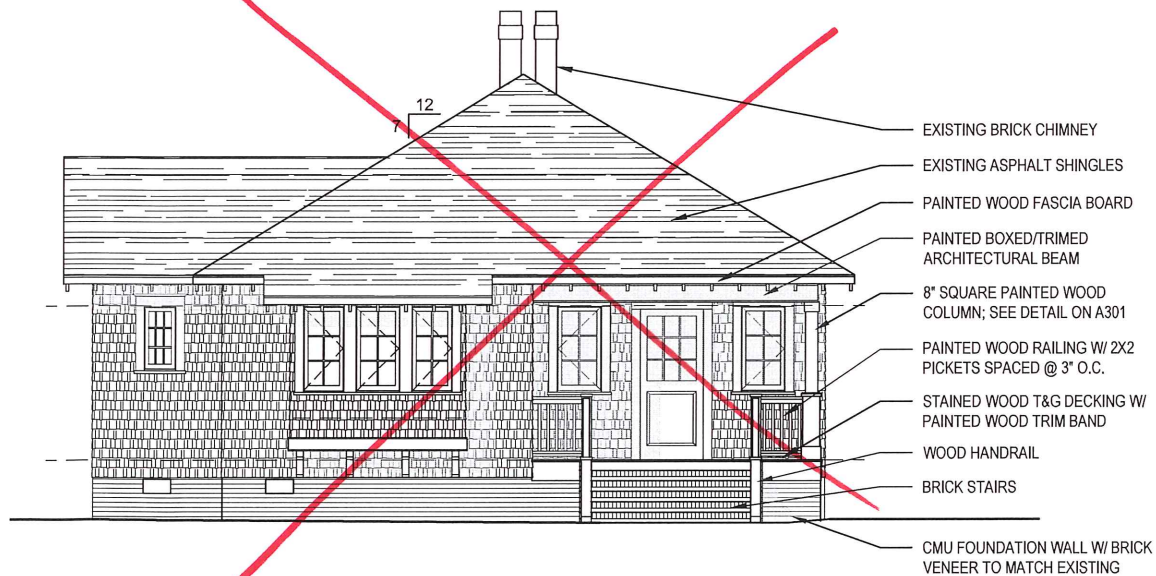
A FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS

PROPOSED ELEVATIONS



D REAR ELEVATION
SCALE: 1/4" = 1'-0"



B FRONT ELEVATION
SCALE: 1/4" = 1'-0"

alter ARCHITECTS
The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph: 704.577.5632



319 E Worthington Ave

Prepared for: Ivy Robinson

Project name/#: Worthington Remodel / 017013
CAD File Name: 319_EastWorthingtonAve
Drawings and their contents are property of:
The Alter Architect's Studio, PLLC. Do not reproduce or distribute
without written consent from The Alter Architect's Studio, PLLC. and
Zacharias K. Alsentzer, RA, LEED AP. Copyright 2017.

Mark	Date	Description
01	08/16/2017	HDC Review

Front and Rear Elevations
Existing and Proposed

A201

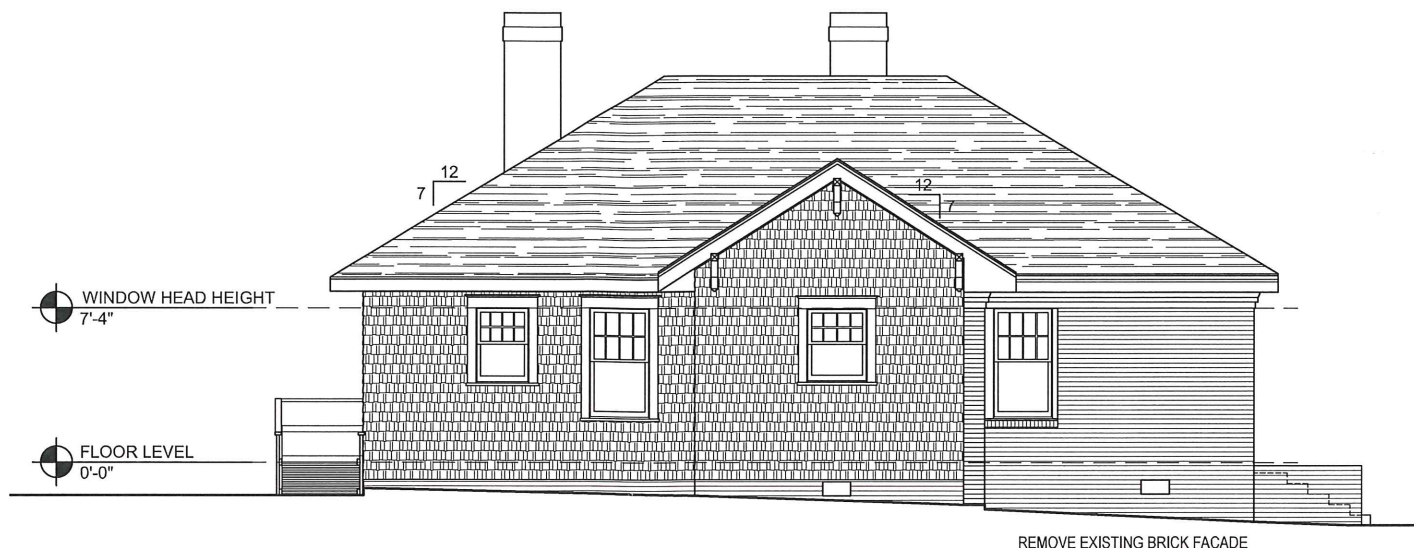


APPROVED

Charlotte
Historic District
Commission

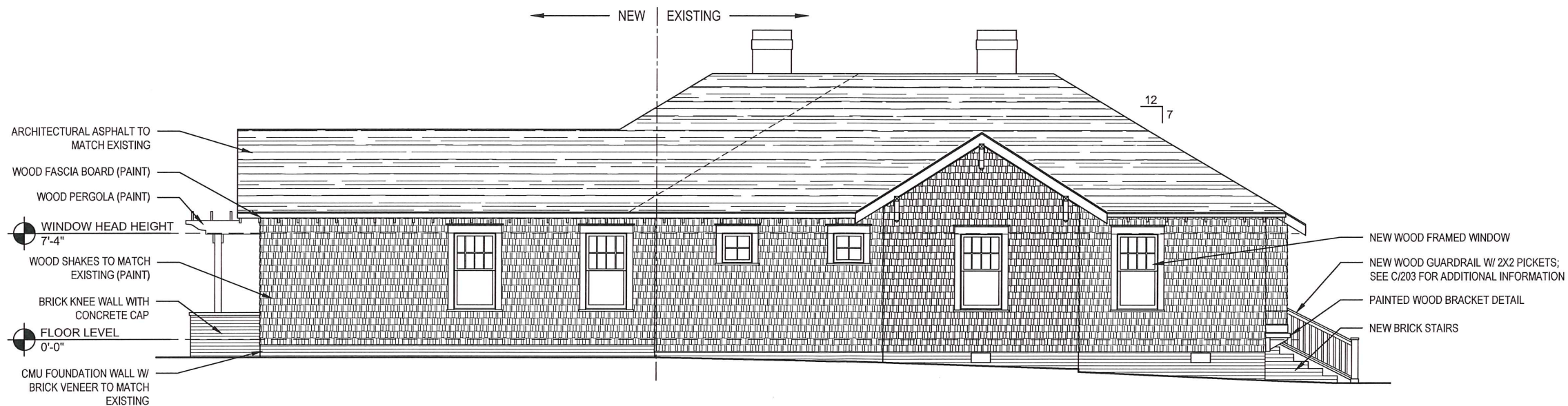
Certificate of Appropriateness

#HDCADM-2017-00476



(A) LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION PROPOSED ELEVATION



(B) LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

alter
ARCHITECTS

The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph: 704.577.3632



319 E Worthington Ave

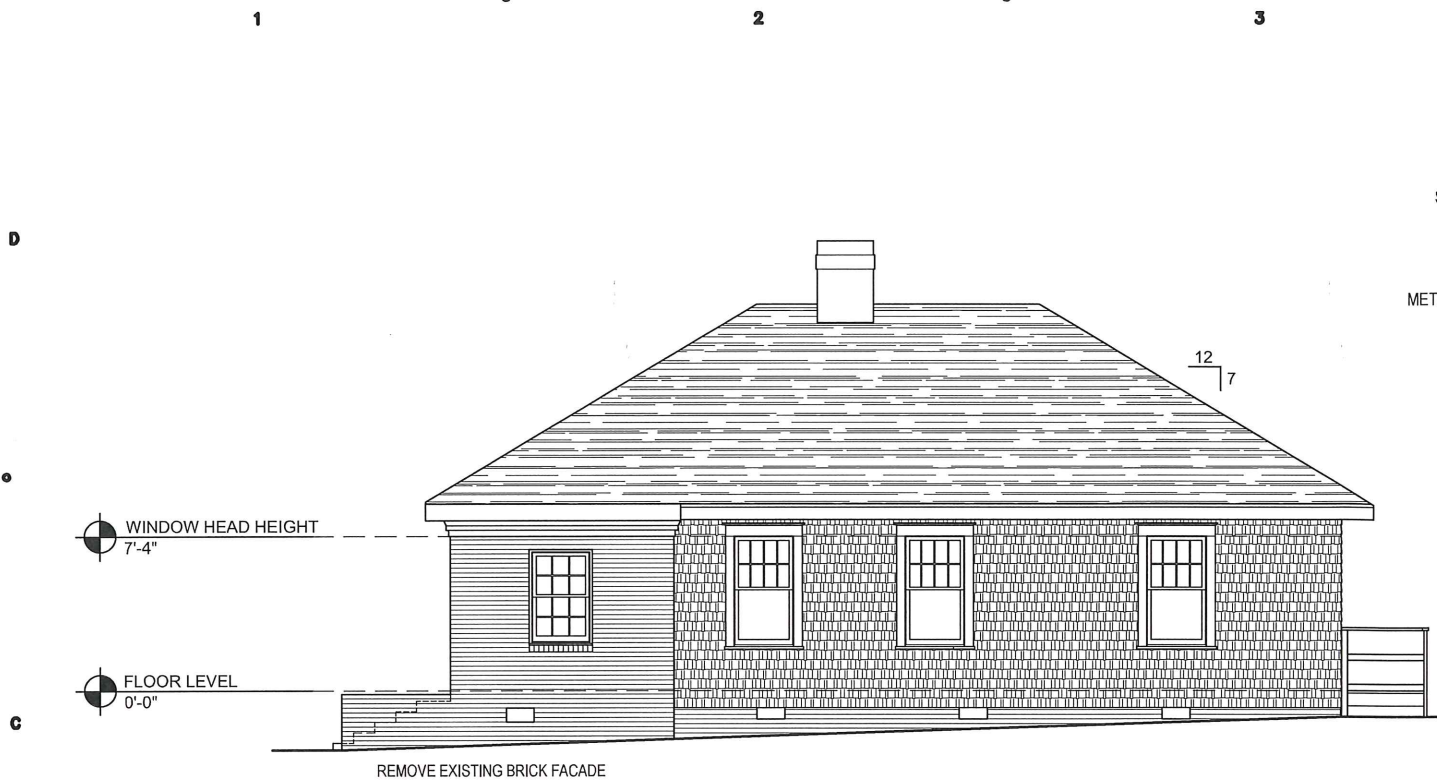
Prepared for: Ivy Robinson

Project name/#: Worthington Ave Remodel / 017013
CAD File Name: 319_EastWorthingtonAve
Drawings and their contents are property of:
The Alter Architect's Studio, PLLC. Do not reproduce or distribute
without written consent from The Alter Architect's Studio, PLLC. and
Zacharias K. Alsentzer, RA, LEED AP. Copyright 2017.

Mark	Date	Description
01	08/16/2017	HDC Review

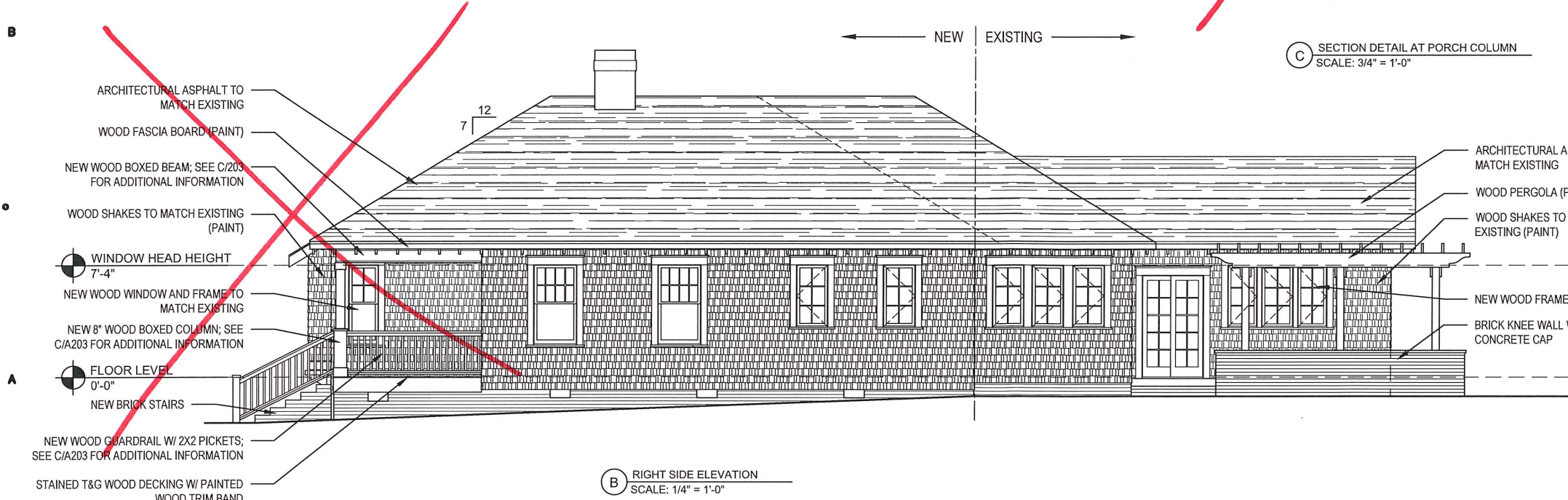
Left Side Elevation
Existing and Proposed

A202

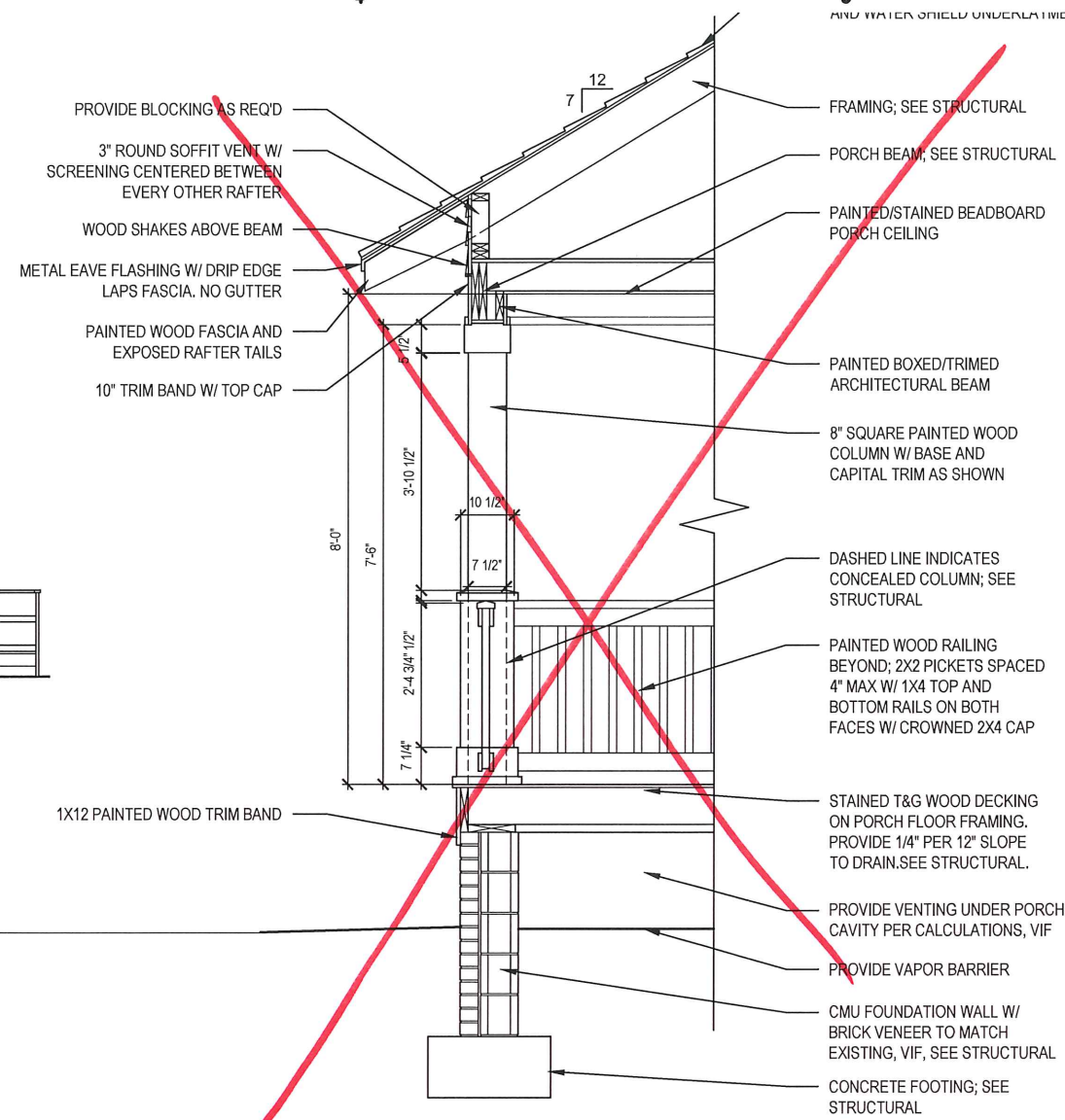


(A) RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATION
PROPOSED ELEVATION



(B) RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



(C) SECTION DETAIL AT PORCH COLUMN
SCALE: 3/4" = 1'-0"

alter ARCHITECTS

The Alter Architect's Studio, PLLC
1821 Logie Avenue
Charlotte, NC 28205
alterarchitects.com
ph: 704.577.3632



319 E Worthington Ave

Prepared for: Ivy Robinson

Project name/#: Worthington Ave Remodel / 017013
CAD File Name: 319_EastWorthingtonAve
Drawings and their contents are property of:
The Alter Architect's Studio, PLLC. Do not reproduce or distribute
without written consent from The Alter Architect's Studio, PLLC, and
Zacharias K. Alsentzer, RA, LEED AP. Copyright 2017.



Certificate of Appropriateness
#HDCADM2M-2017-00476

Mark	Date	Description
01	08/16/2017	HDC Review

Right Side Elevation
Existing and Proposed

A203