



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00490

DATE: 17 August 2017

ADDRESS OF PROPERTY: 809 East Kingston Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12311513

OWNER(S): Brent and Amy Jacobsen

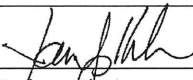
APPLICANT: Jessica Hindman,
Studio H Design

DETAILS OF APPROVED PROJECT: Rear Addition. The project includes rear addition in place of an existing deck, converting an existing screen porch to an open porch, and window changes on existing dormers. An existing wood deck, stairs, and retaining wall will be removed. The new rear addition measures approximately 22'-0" x 10'-8" and will tie in beneath the existing ridge. Details of the addition will all match existing on the original house including the wood Dutch lap siding and corner boards, wood trim, and roof details. On the existing enclosed screen porch, the screen system will be removed and new 10" square wood columns will be installed. On both existing shed dormers, the gable roof detail will be removed. All new windows will be aluminum clad wood, double-hung with Simulated True Divided Light (STD L) molded muntins in a pattern to match existing. The new rear doors will also be aluminum clad wood with STD L muntins. The gable detail on both dormers will be removed. Post construction, approximately 64 % of the rear yard will remain permeable. See attached plans.

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

- 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.

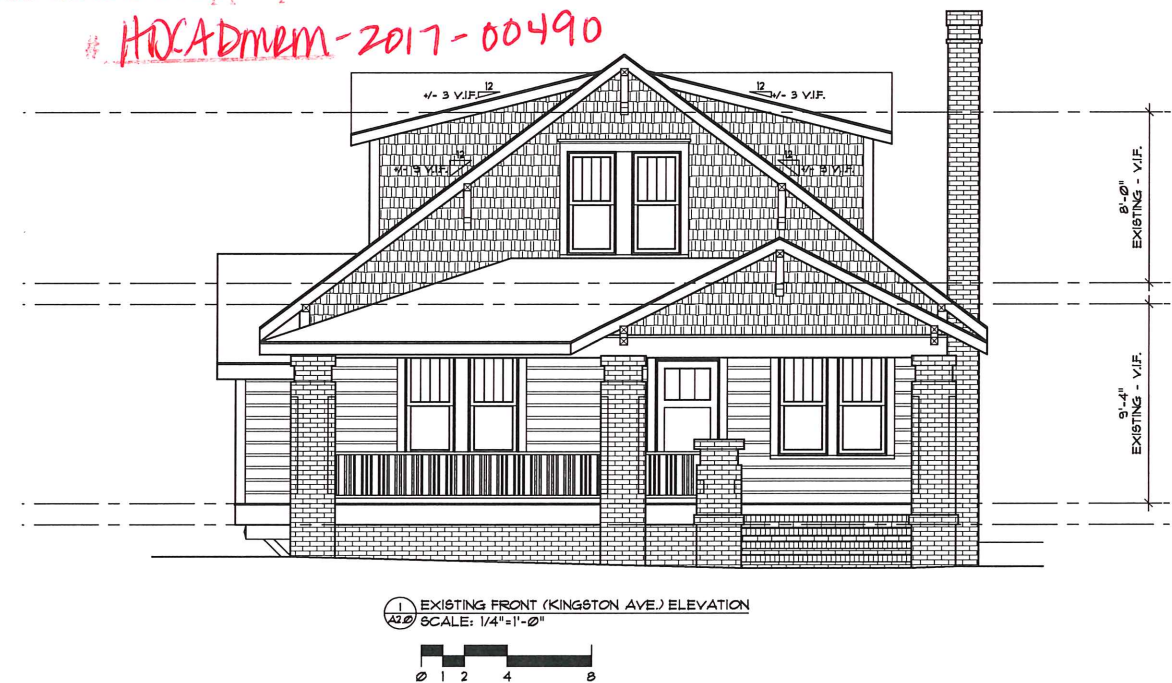
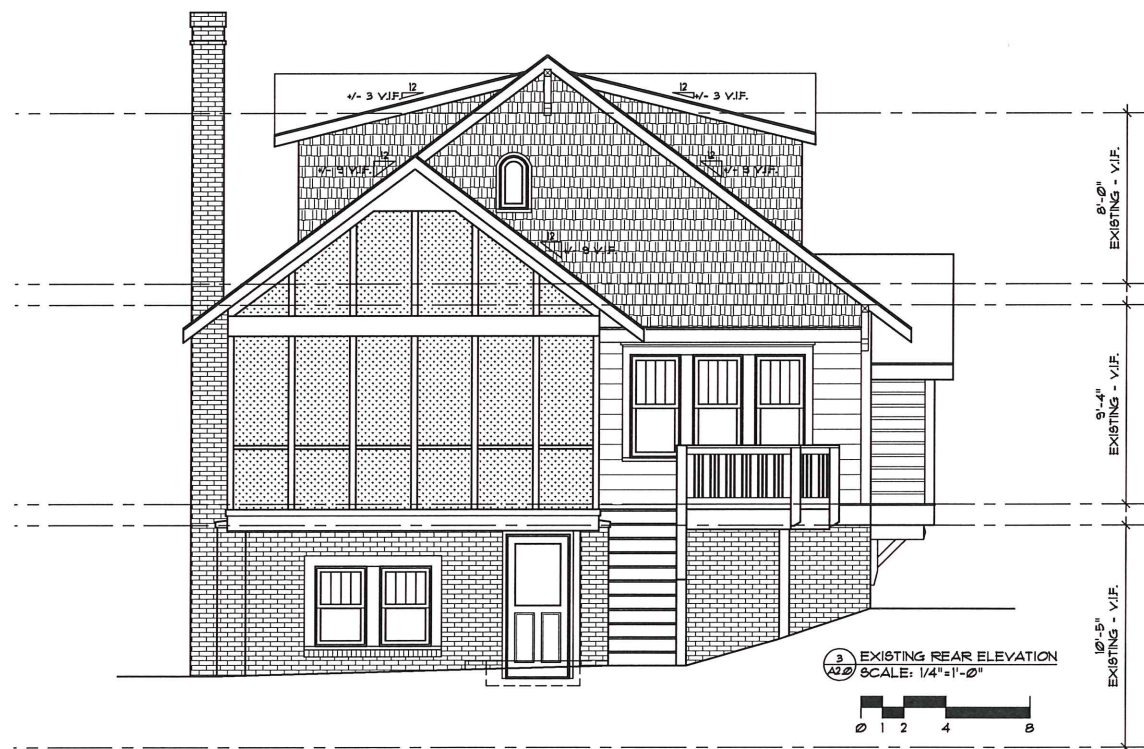
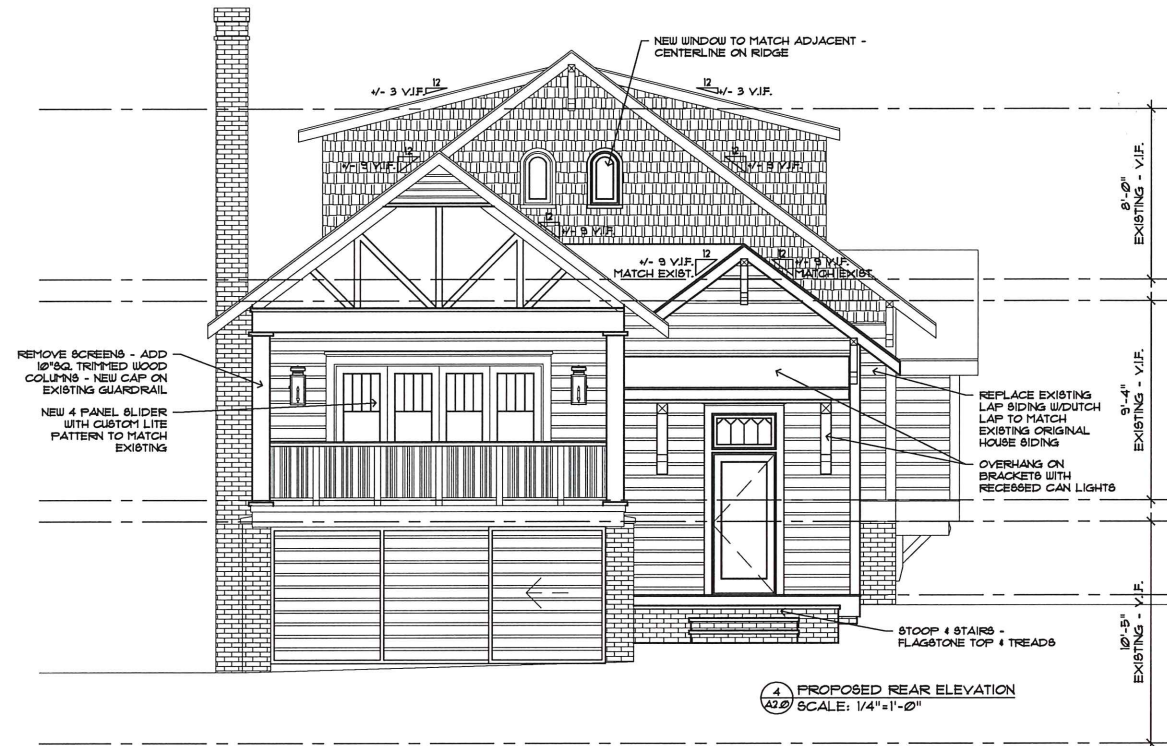
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work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

DATES:

Existing
26 October 2016
Schematics
26 January 2017
Progress Drawings
20 June 2017
Structural Underlay
25 July 2017
HDC Submission
24 August 2017
Preliminary Pricing
NOT FOR CONSTRUCTION
Final Pricing
Revisions
-



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ELEVATIONS

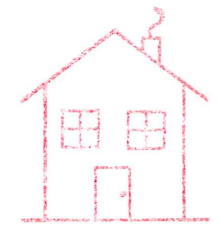
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2 PROPOSED LEFT SIDE (DRIVEWAY) ELEVATION
SCALE: 1/4" = 1'-0"



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

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



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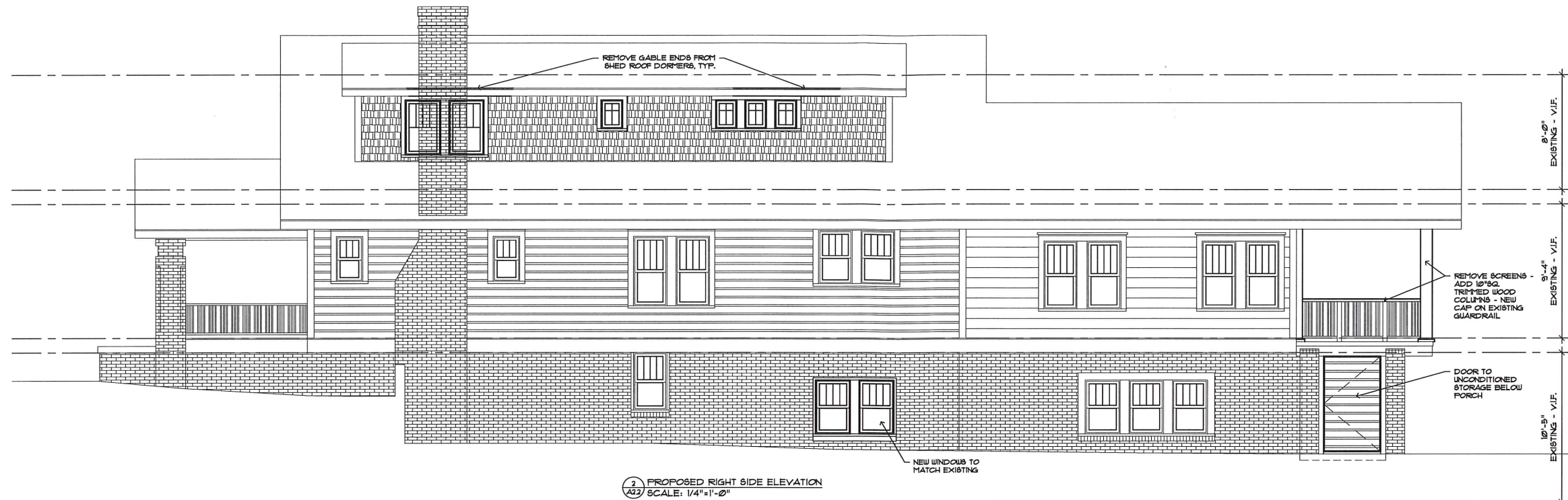
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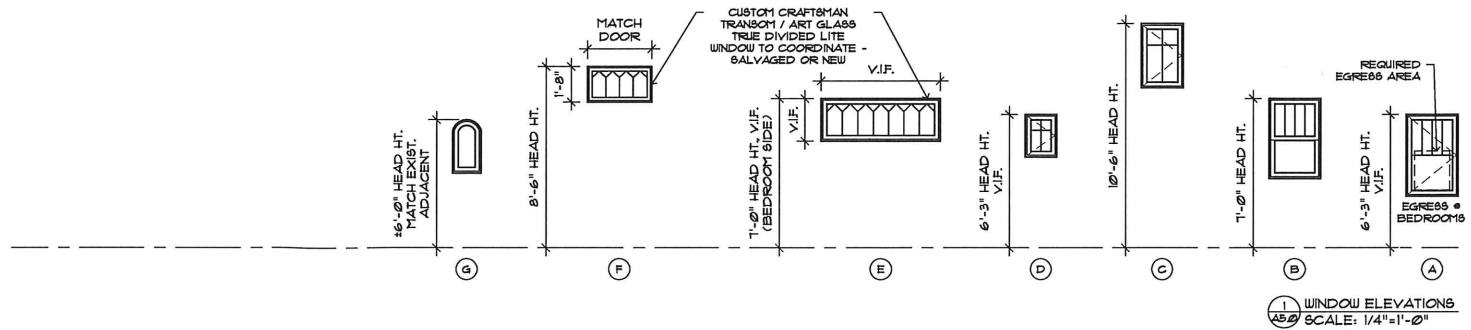
ELEVATIONS

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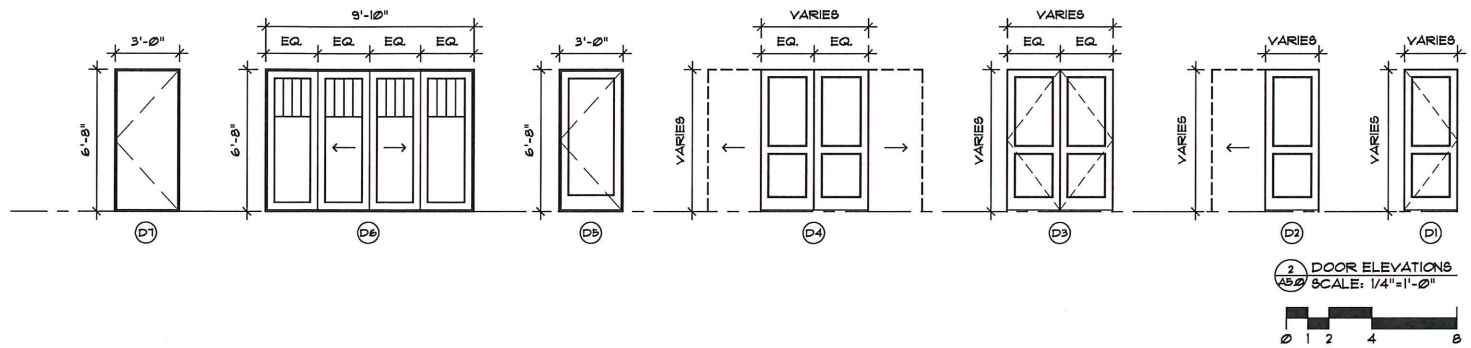
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WINDOW SCHEDULE:									
SYMBOL	MANUF.	MANUF. #	WIDTH	HEIGHT	HEAD HT. **	CONFIG.	TYPE	REMARKS	SYMBOL
A	JELDUEEN OR EQUAL	ECC3040	2'-6"	4'-0"	6'-3"	SEE V.I.F.	CLAD*	CASEMENT - SEE ELEV. FOR OPERATION - MUST MEET EGRESS	-
B	JELDUEEN OR EQUAL	ECC2044	2'-1"	3'-8"	0'-6"	SEE V.I.F.	CLAD*	DOUBLE HING	-
C	JELDUEEN OR EQUAL	ECC2436	2'-0"	3'-0"	10'-6"	SEE V.I.F.	CLAD*	CASEMENT - SEE ELEV. FOR OPERATION	-
D	JELDUEEN OR EQUAL	ECC1024	1'-6"	2'-0"	6'-3"	SEE V.I.F.	CLAD*	CASEMENT - SEE ELEV. FOR OPERATION	-
E	LOCATE SALVAGED	-	V.I.F.	V.I.F.	1'-0", V.I.F.	SEE V.I.F.	CLAD*	NEW CUSTOM CRAFTSMAN TRANSOM OR ART GLASS TRUE DIVIDED LITE WINDOW SELECTED BY OWNER	-
F	LOCATE SALVAGED	-	3'-0"	1'-8"	0'-6"	SEE V.I.F.	CLAD*	NEW CUSTOM CRAFTSMAN TRANSOM OR ART GLASS TRUE DIVIDED LITE WINDOW SELECTED BY OWNER	-
G	JELDUEEN OR EQUAL	-	V.I.F.	V.I.F.	6'-0"	SEE V.I.F.	CLAD*	ARCH TOP CASEMENT TO MATCH EXISTING	-

* ALL WINDOWS - INCLUDING REPLACEMENT SASH KITS - TO BE CLAD WOOD SBL WITH SHADOWBARS AND PUTTY PROFILE. COLOR TO BE SELECTED BY OWNER.
** HEAD HEIGHT MAY VARY BY LOCATION - VERIFY WITH ELEVATIONS.
E WINDOWS MUST COMPLY WITH N.C. RESIDENTIAL CODE SECTION 503.1.1 MINIMUM 5.0 SF. TOTAL GLAZING AREA IN GROUND LEVEL BEDROOM WINDOWS AND 5.7 SF. TOTAL GLAZING AREA IN UPPER STORY BEDROOM WINDOWS FOR EGRESS.



DOOR SCHEDULE:									
#	LOCATION	MANUF.	MANUF. #	WIDTH	HEIGHT	TYPE	HARDWARE	ELEV.	REMARKS
BASEMENT									
01	STORAGE	-	-	4'-0", V.I.F.	6'-0", V.I.F.	WOOD LOUVERED	PRIVACY	-	LOUVERED DOOR TO MATCH ADJACENT WOOD SCREEN WALL. SEE ELEVATIONS.
02	MAN CAVE	-	-	1'-0"	0'-6"	CASED OPENING	-	-	-
03	GYM	-	-	6'-0"	6'-0"	SOLID WOOD	PRIVACY	D4	-
04	CRAWL SPACE	-	-	3'-0"	6'-0"	SOLID WOOD	PRIVACY	D1	-
05	CRAWL SPACE	-	-	3'-0"	6'-0"	CRAWL ACCESS	PRIVACY	-	PROVIDE ACCESS TO NEW CRAWL SPACE
06	STORAGE	-	-	PR 2'-0"	6'-0"	SOLID WOOD	PASSAGE	D3	-
24	STORAGE	-	-	5'-6", V.I.F.	6'-0", V.I.F.	WOOD LOUVERED	BARN DOOR	-	LOUVERED DOOR TO MATCH ADJACENT WOOD SCREEN WALL. SEE ELEVATIONS.
MAIN LEVEL									
07	PORCH	JELDUEEN OR EQUAL	-	9'-10"	6'-0"	WD/GL	KEY/LATCH DEADBOLT	D6	4 PANEL SLIDER WITH CUSTOM LITE PATTERN TO MATCH EXISTING
08	MEDIA CABINET	-	-	2'-6"	6'-0"	SOLID WOOD	PASSAGE	D1	-
09	HEDROOM STAIRS	-	-	3'-0"	6'-0"	CASED OPENING	-	-	-
10	BATH	-	-	2'-6"	6'-0"	SOLID WOOD	PRIVACY	D1	-
11	HEDROOM	JELDUEEN OR EQUAL	8CHD-3060	3'-0"	6'-0"	WD/GL PATIO	KEY/LATCH DEADBOLT	D5	IN-SWING PATIO DOOR
UPPER LEVEL									
12	LAUNDRY	-	-	PR 2'-0"	6'-0"	SOLID WOOD	PASSAGE	D3	-
13	CLOSET	-	-	2'-6"	6'-0"	SOLID WOOD	PASSAGE	D1	-
14	BATH # 4	-	-	2'-6"	6'-0"	SOLID WOOD	PRIVACY	D1	-
15	BEDROOM # 3	-	-	2'-0"	6'-0"	SOLID WOOD	PRIVACY	D1	-
16	HALLWAY	-	-	2'-0"	6'-0"	CASED OPENING	-	-	-
17	BEDROOM # 1	-	-	2'-0"	6'-0"	SOLID WOOD	PRIVACY	D1	-
18	CLOSET	-	-	2'-6"	6'-0"	SOLID WOOD	PASSAGE	D1	-
19	BEDROOM # 2	-	-	2'-0"	6'-0"	CASED OPENING	-	-	-
20	BATH # 3	-	-	2'-6"	6'-0"	SOLID WOOD	PRIVACY	D1	-
21	SHOWER ROOM	-	-	2'-6"	6'-0"	SOLID WOOD	PRIVACY	D2	-
22	SHOWER ROOM	-	-	2'-6"	6'-0"	SOLID WOOD	PRIVACY	D2	-
23	BATH # 2	-	-	2'-6"	6'-0"	SOLID WOOD	PRIVACY	D1	-

* ALL NEW EXTERIOR DOORS TO BE CLAD WOOD SBL WITH SHADOWBARS AND PUTTY PROFILE. COLOR TO BE SELECTED BY OWNER.
** REUSED SALVAGED DOORS SHALL RETAIN SPECIFIED SIZES UNLESS OTHERWISE APPROVED BY OWNER / DESIGNER. COORDINATE DOOR SIZE CHANGES WITH SALVAGED INVENTORY.

