



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00661

DATE: 1 December 2017

ADDRESS OF PROPERTY: 1707 Lennox Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12311902

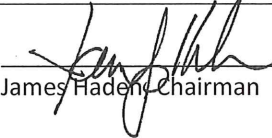
OWNER/APPLICANT: Catherine Van Doninck

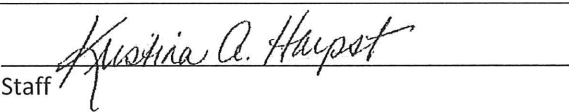
DETAILS OF APPROVED PROJECT: The project is a one-story rear addition. The new addition footprint measures approximately 21'-7 ½" x 28'-8 ½" and will tie in beneath the existing ridge. Details of the addition include a brick foundation to match existing, brick to match existing, and wood boxing/soffit/fascia/trim. The addition will be offset on both the left and right sides, see attached floorplans. An existing entry door on the left side will be changed to a window, with brick toothed in to match existing. The new windows will be aluminum clad wood, double-hung with Simulated True Divided Light (STDL) exterior molded muntins in a 6/6 pattern to match existing. The new rear French doors will be wood with STDL exterior molded muntins. The rear stairs and handrail are wood. The handrail will be wood with the pickets centered on the top and bottom rails and an additional piece of handrail trim along the top rail. The existing carport and driveway will not be changed. Post construction the total rear yard permeable area will be 87.2%. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.8: Additions that are neither taller nor wider than the original house and do not represent a build-out of more than 50% additional square footage.
2. This application is in compliance with the Policy & Design Guidelines for both Additions (page 7.2) and Landscaping and Yards (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

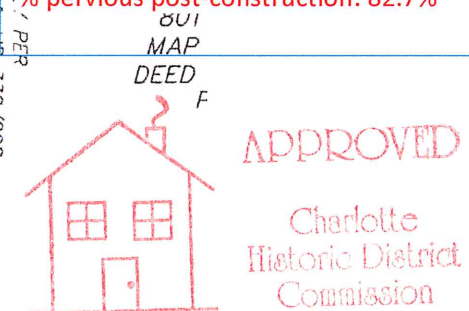
Proposed Single Story Rear Addition

[illegible]

Existing :
Rear Yard Total Square Footage (as measured from the back of the original House) 5,900 sf
Square footage of any existing shed's, carports etc. 400 sf
Square footage of any pavement (driveway, patios, etc.) : 0 sf
Total existing pervious area: 5598 sf
% existing pervious: 93.3%

Proposed:
Square footage of new Addition: 620 sf
% new pervious area: 10%

Total:
Total Pervious area post-
construction: 4880 sf
% pervious post-construction: 82.7%



EOP
(LEAR)

HDCADMEM-2017-00661

ALLEY IS PAVED
AND APPEARS TO
BE CONTIGUOUS
WITH PARKING LOT
FOR 801 EAST BLVD

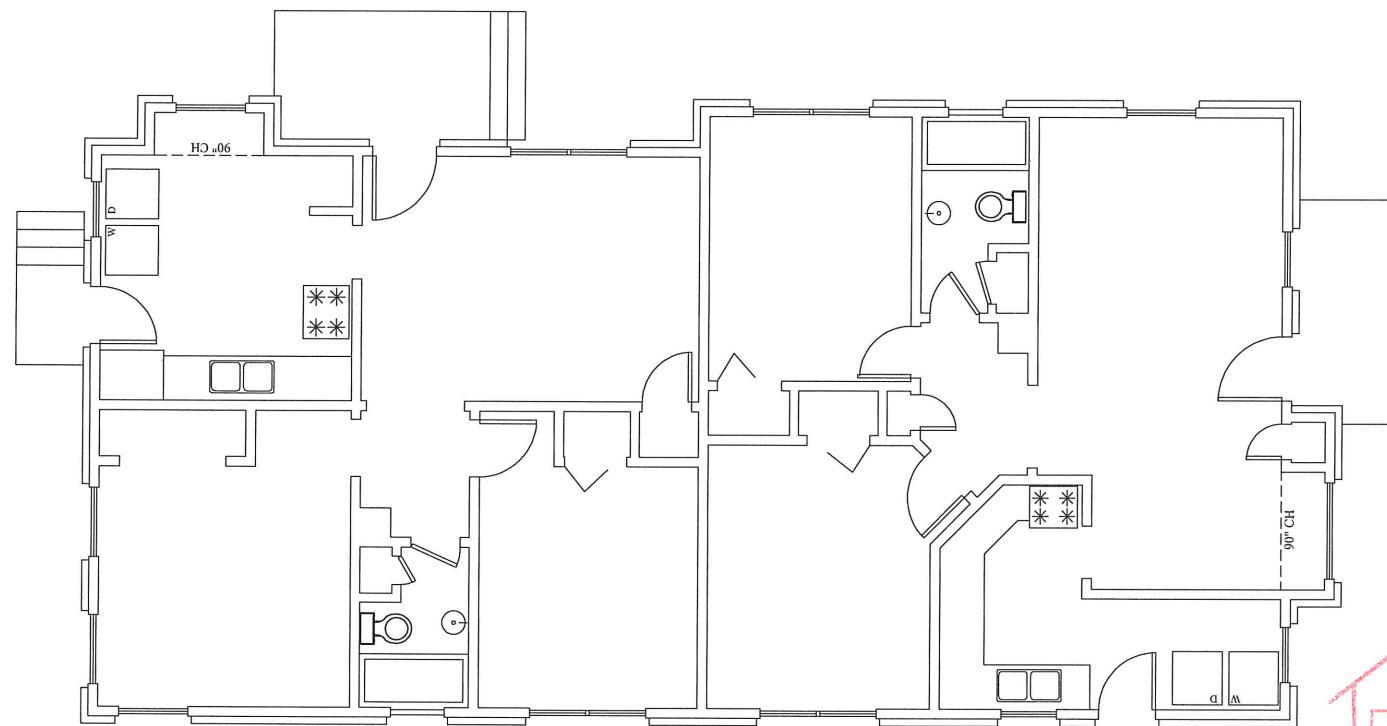
2³DRAFTSMAN
+ DESIGNMATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC
28203
704.609.3253PROPOSED RENOVATIONS/ADDITIONS
VAN DONINCK RESIDENCE
1707 LENNOX AVE
CHARLOTTE, NC 28203

SHEET:

A1

OCT. 2017

REV:

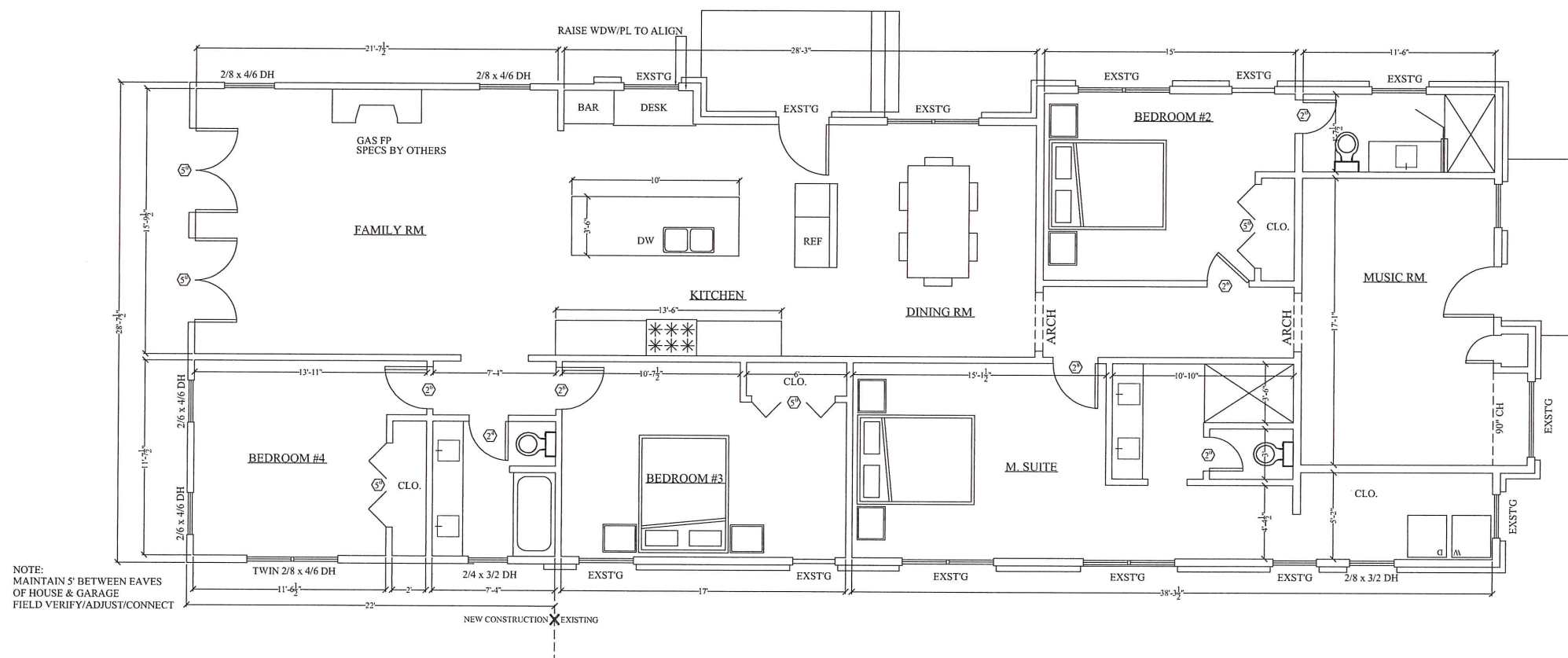
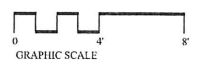
1 1st FLOOR PLAN - AS BUILT
SCALE: 1/4" = 1'-0"

APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#HCDMCM-2017-00661

2 1st FLOOR PLAN - RENOVATED
SCALE: 1/4" = 1'-0"HEATED AREA:
**APPROX.

1st FLOOR: EXIST. 1647 + NEW 632 = TOTAL 2279

NOTE:
MEASUREMENTS ARE +/-
CONTRACTOR TO FIELD VERIFY
ALL MEASUREMENTS.
WALLS ARE MEASURED TO ASSUMED
FINISHES. WDW & DOOR RO'S
NOT PROVIDED. CONTACT
MANUFACTURER/SUPPLIER FOR RO'S.

2³

DRAFTSMAN

+ DESIGN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC 28203
704.609.3253

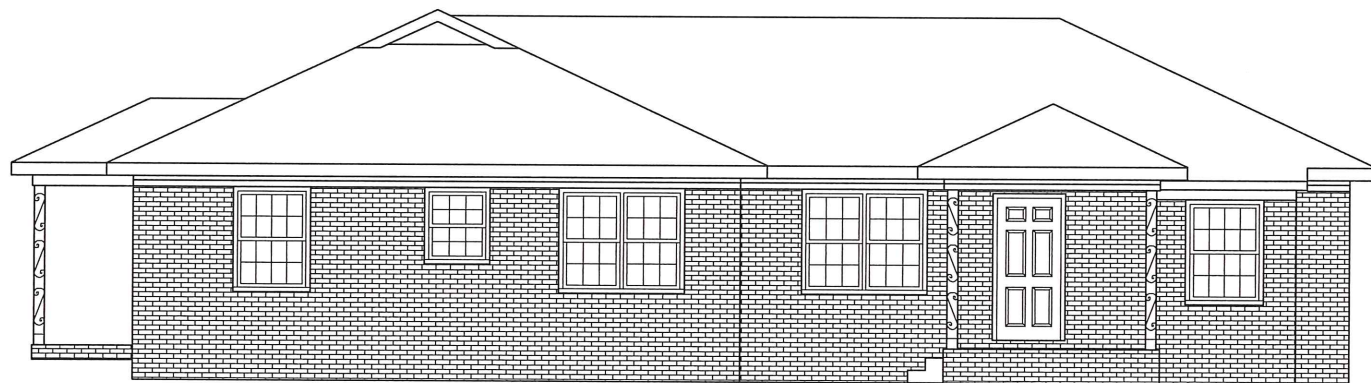
ELEVATION NOTES

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.
3. DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
4. PROVIDE FLASHING PER CODE AT ALL ROOF, WALL CONNECTIONS AND ROOF/CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.
5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.

EXIST'G RIDGE HEIGHT

17'-4"

APPROX. GRADE



1 RIGHT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

EXIST'G RIDGE HEIGHT

17'-4"

APPROX. GRADE



2 RIGHT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

RAISE EXST'G WDW/PL TO ALIGN

PT WOOD STEPS/RAILS
PROVIDE HANDRAIL
LOCATED BETWEEN
3'-0" FROM EDGE
OF TREAD (TYP)

APPROX RIDGE HEIGHT

PLATE HEIGHT (ALIGN W/ EXISTING)

TOP OF WINDOW (ALIGN W/ EXISTING)

FINISHED 1st FLOOR

APPROX. GRADE



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HPCADMRM-2017-006601

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VAN DONINCK RESIDENCE
1707 LENNOX AVE
CHARLOTTE, NC 28203

SHEET:

A2

OCT. 2017

REV:

2³

DRAFTSMAN

+ DESIGN

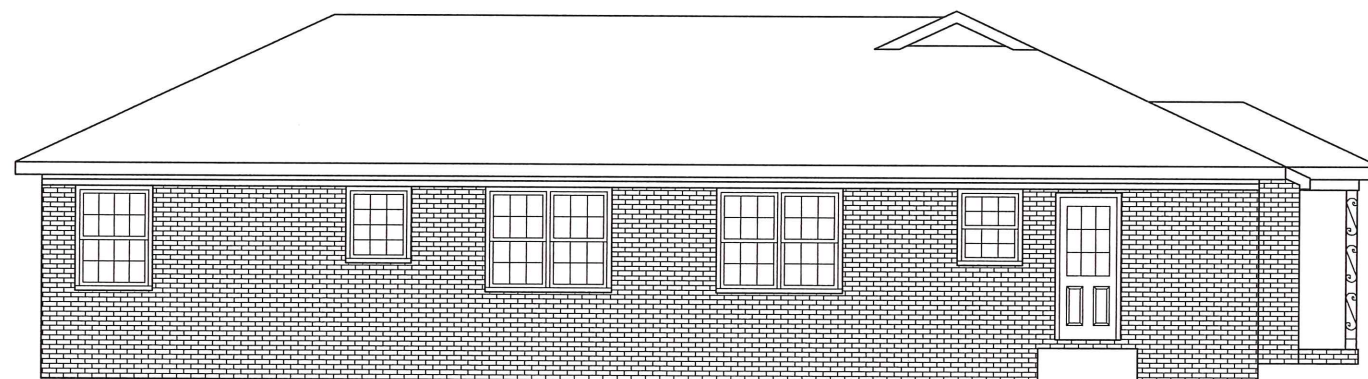
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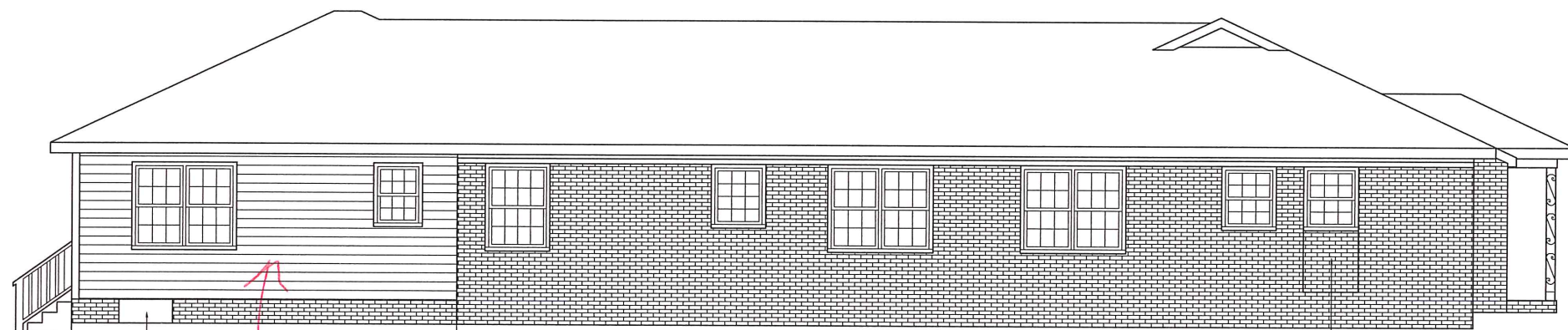
1 REAR ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"



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



3 LEFT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"



PROVIDE ACCESS
LOCATE ON SITE

NEW X EXISTING

REPAIR BRICK

4 LEFT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

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