



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-00759

DATE: January 29, 2018
December 14, 2018

ADDRESS OF PROPERTY: 831 East Worthington Avenue TAX PARCEL NUMBER: 12108208

HISTORIC DISTRICT: Dilworth

APPLICANT/OWNER: Allen Brooks, ALB Architecture/Menaker Residence

DETAILS OF APPROVED PROJECT: The project is the reorientation of the main entrance to Park Road and fenestration changes. The existing right side gable end will be replaced with an entry door and brick stairs, the rear window widened to a casement window system, installation of a canopy over the left side door and shifting the existing front door back to its original location with a new window. Window sash kit replacements are noted on the elevations. See updated plans December 2018.

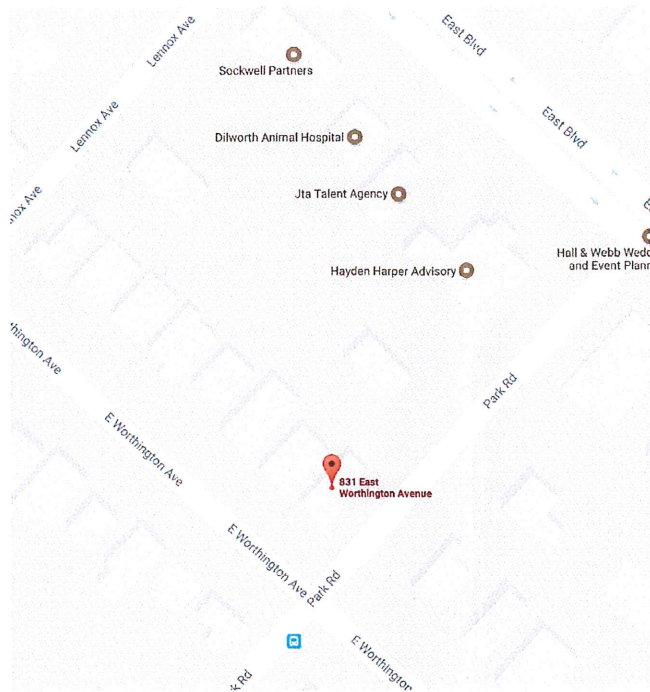
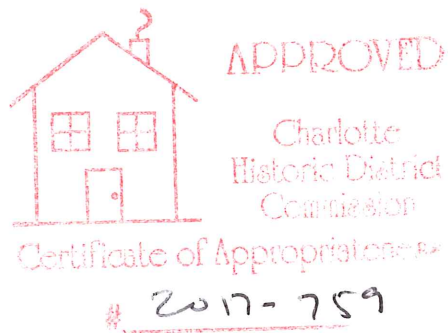
The project was approved by the HDC January 10, 2017.

- 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.

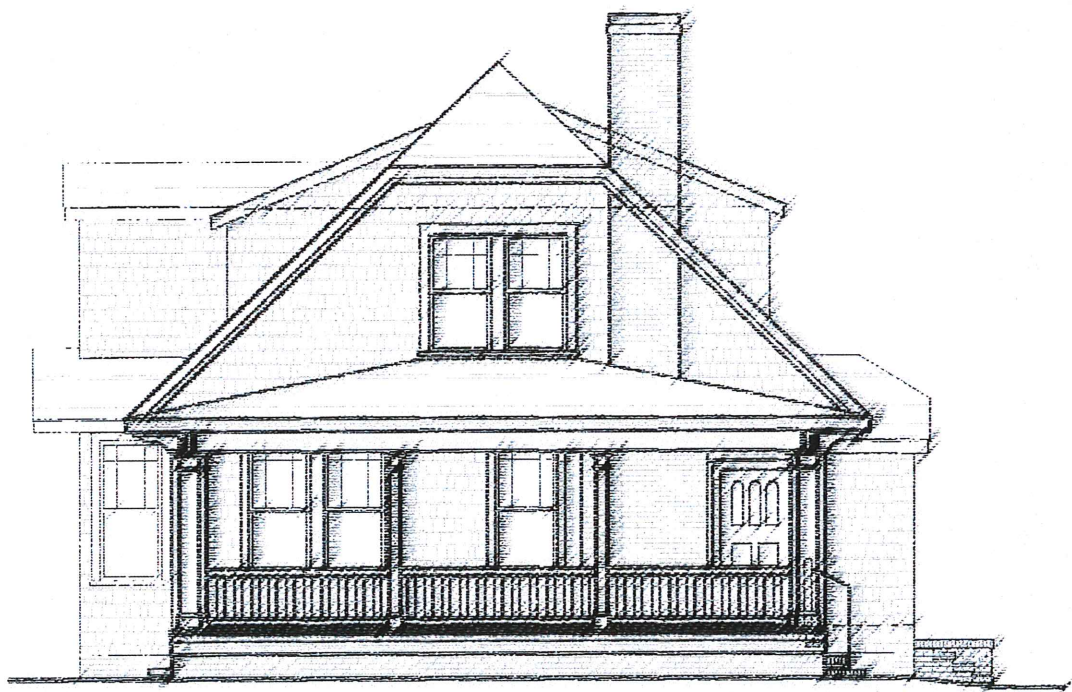
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work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

Staff



VICINITY MAP



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.

INDEX OF DRAWINGS

- A-0.0 Cover Sheet
- A-1.0 Existing and Proposed Site Plans
- A-2.0 Existing Basement/Foundation Plan
- A-2.1 Existing First Floor Plan
- A-2.2 Existing Second Floor Plan\
- A-2.3 Existing Roof Plan
- A-3.0 Existing Elevations
- A-3.1 Existing Elevations
- A-4.0 Proposed Basement/Foundation Plan(no change)
- A-4.1 Proposed First Floor Plan
- A-4.2 Proposed Second Floor Plan
- A-4.3 Proposed Roof Plan
- A-5.0 Proposed Elevations
- A-5.1 Proposed Elevations

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing Basement Floor:	0 S.F.	361 S.F.
Existing First Floor:	1702 S.F.	0 S.F.
Covered Front Porch:	0 S.F.	270 S.F.
Existing Second Floor:	1147 S.F.	0 S.F.
	+	+
Proposed Rear Canopy:		26 S.F.
Proposed Left Side Porch:		24 S.F.
		+
Total:	2,849 S.F.	681 S.F.
Total Under Roof:		3,530 S.F.



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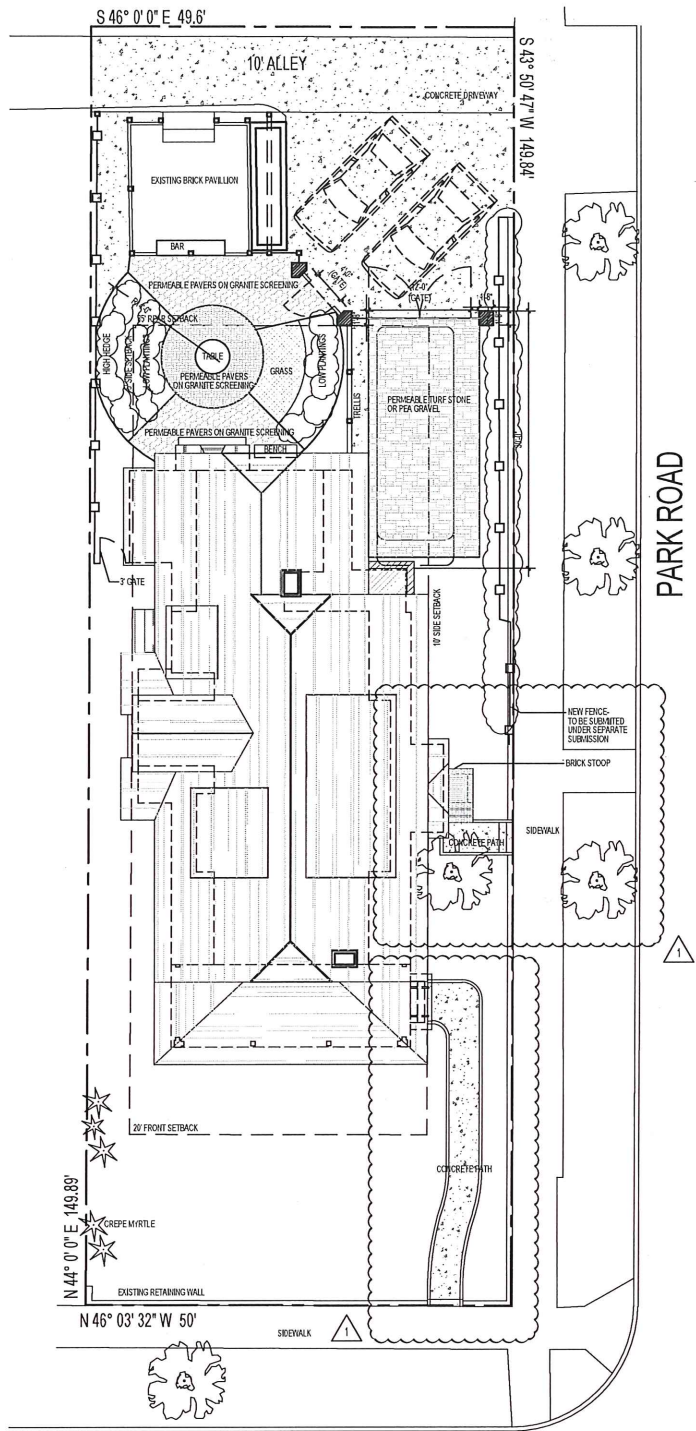
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831 East Worthington Avenue, Charlotte, NC 28203

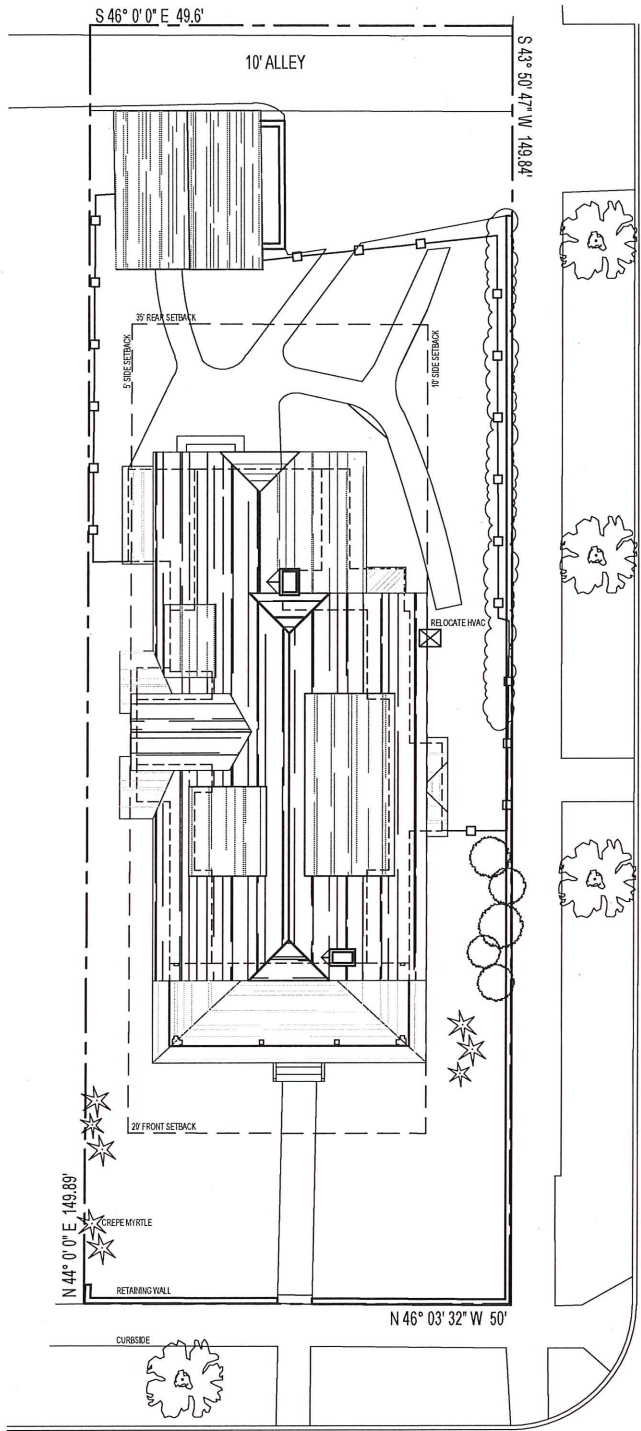
PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

RESIDENCE CALCULATIONS	
TOTAL PROPOSED HEATED AREA	2849
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	2579
CONCRETE DRIVE	918
PAVILLION FOOTPRINT	295
STEPS	31
TOTAL AREA	1244
TOTAL PERMEABLE AREA	52%
OPEN SPACE CALCULATIONS PER ZONING (AT LEAST 65% REQUIRED)	
TOTAL AREA OF SITE	7463
FOOTPRINT OF HOUSE	2052
FOOTPRINT OF SHOP	0
FOOTPRINT OF PAVILLION	295
TOTAL AREA	2347
PERCENTAGE OF OPEN SPACE	69%

③ PERMEABLE AREA CALCULATIONS



② PROPOSED SITE PLAN
1" = 10'-0"



① EXISTING SITE PLAN
1" = 10'-0"

NOTE:

CONCRETE: [Pattern]

GRAVEL: [Pattern]

RETAINING WALL: [Pattern]

PAVER SYSTEM: [Pattern]

KEY:

WALL TO BE REMOVED: [Pattern]

ITEM TO BE REMOVED: [Pattern]

LEGEND:

BOUNDARY LINE: [Line Style]

OVERHEAD UTILITIES: [Line Style]

FENCE (TYPE NOTED): [Line Style]

UTILITY POLE: [Symbol]

R/W: RIGHT OF WAY

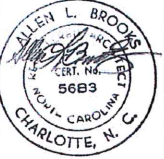
EP: EDGE OF PAVEMENT

CL: CENTERLINE

North Arrow: [Symbol]



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PROJECT #: 17064
ISSUED: 8 JAN 2018
REVISIONS:
1 12 DEC 2018

EXISTING SITE PLAN
A-1.0
OF: FIFTEEN

SALVAGE DOOR SCHEDULE		
NUM	OPENING	LOCATION
SD1	3'-0" x 6'-8"	MAIN ENTRY DOOR
SD2	3'-0" x 6'-8"	DINING ROOM
SD3	2'-10" x 6'-8"	BEDROOM

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" x 6'-0"	MATCH EXISTING	DOUBLE HUNG
B	6'-0" x 4'-8" (SEE ELEVATION)	8'-2"	CASEMENT
C	2'-8" x 6'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)
D	2'-8" x 5'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)
E	3'-0" x 4'-0" (EXISTING OPENING)	MATCH EXISTING	DOUBLE HUNG (CHANGE SASH UNITS)

- NOTE:
1. MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 2. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 3. ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.
 4. PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 34" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
 5. WINDOW SIZING:
 - 5.1. NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - 5.2. FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - 5.3. M.E. = MATCH EXISTING
 6. PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{1}{8}"$.
6. ALL RISERS TO BE SOLID.
7. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
8. RAILS TO BE 36" IN HEIGHT.
9. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
10. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
11. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
12. CONTINUOUS EAVE VENT U.N.O.
13. SALVAGED ORIGINAL WOOD SASHES (NOW STORED IN THE HOUSE BASEMENT) WILL BE REINSTALLED AT NON HISTORIC SASH REPLACEMENT LOCATIONS.

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 $\frac{1}{4}$ INCHES.
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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.
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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.



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



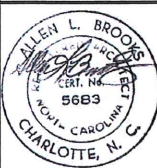
1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"



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1 12 DEC 2018

PROPOSED FRONT AND
RIGHT SIDE ELEVATION
A-5.0

OF: FIFTEEN

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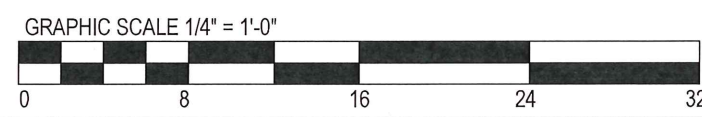


2 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

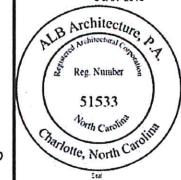
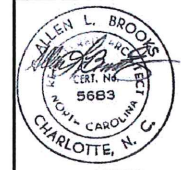


1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2017-60759



ALB
architecture
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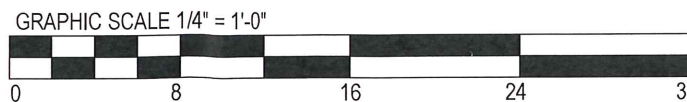
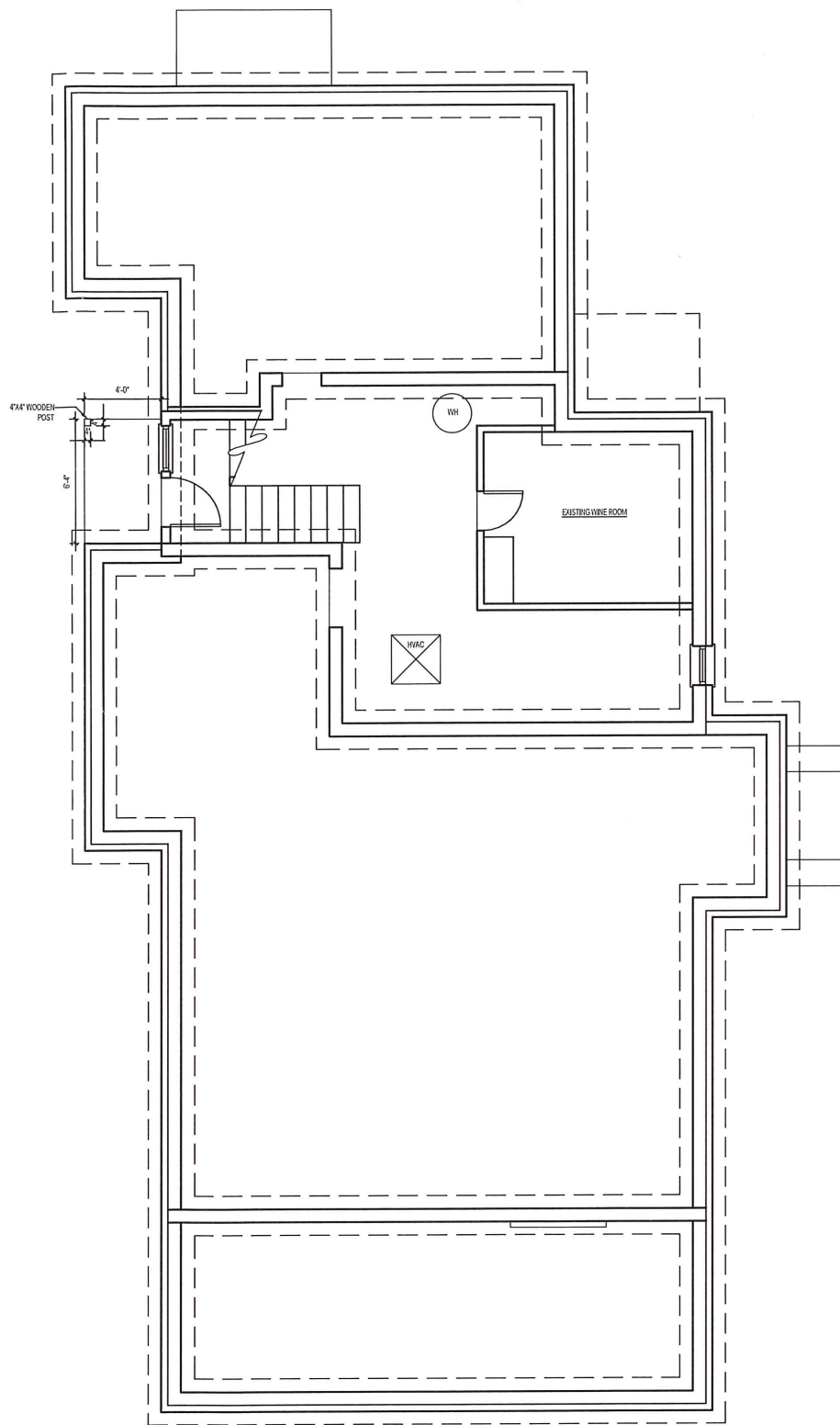


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REVISIONS:
1 12 DEC 2018

PROPOSED REAR &
LEFT SIDE ELEVATION
A-5.1
OF: FIFTEEN



1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

- NOTE:
- 10" CONCRETE
 - STUD WALL
 - FURRED WALL
 - 4" WALL



GENERAL NOTES:

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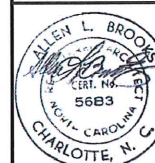
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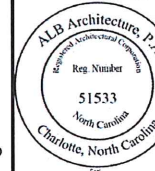


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Designed Exclusively For the:

MENAKER RESIDENCE

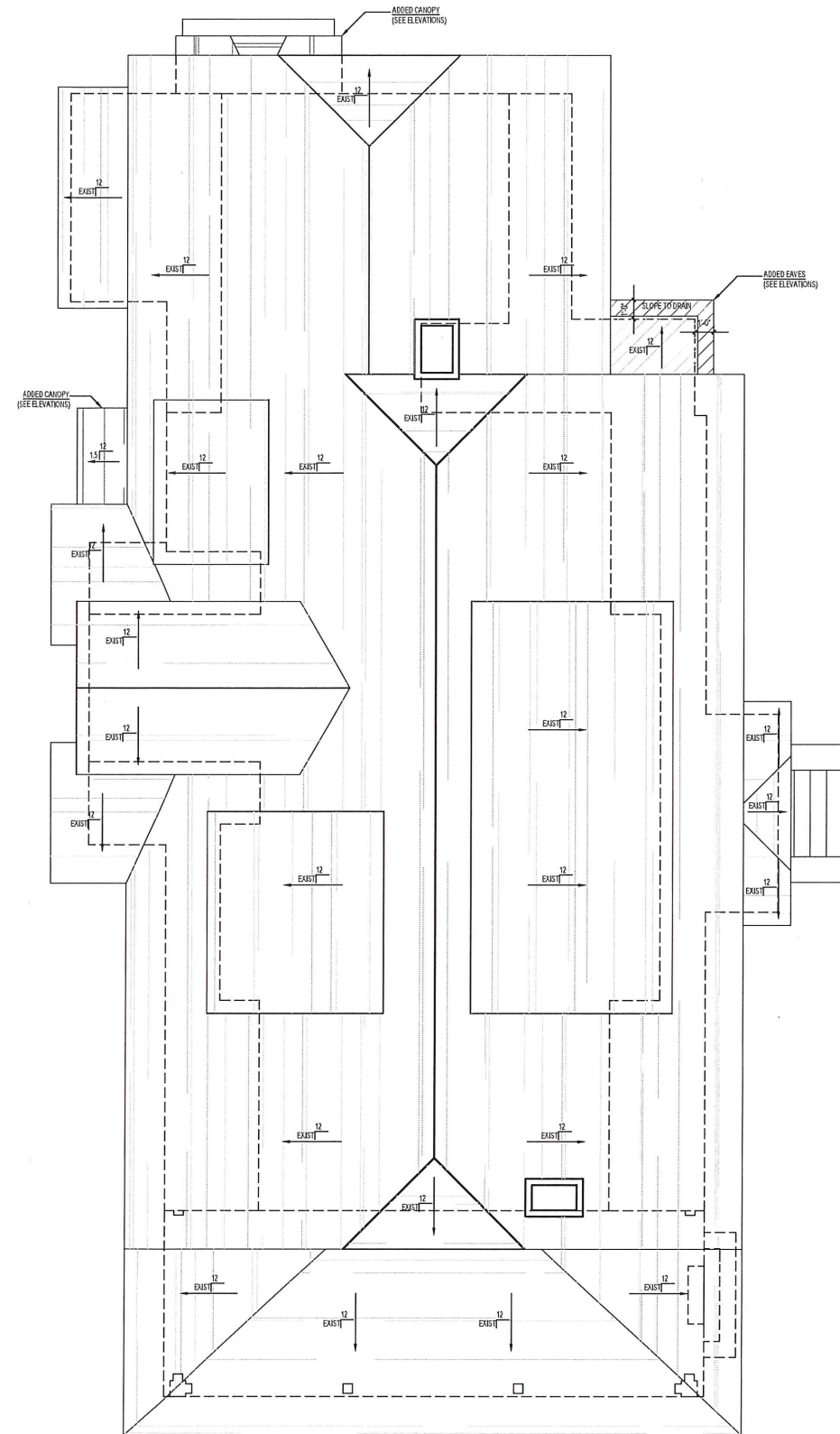
831 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17064
ISSUED: 25 OCT 2017
REVISIONS:

PROPOSED FOUNDATION
PLAN

A-4.0

OF: FIFTEEN



GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{1}{4}$ ".
6. ALL RISERS TO BE SOLID.
7. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
8. RAILS TO BE 36" IN HEIGHT.
9. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
10. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
11. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
12. CONTINUOUS EAVE VENT U.N.O.
13. SALVAGED ORIGINAL WOOD SASHES (NOW STORED IN THE HOUSE BASEMENT) WILL BE REINSTALLED AT NON HISTORIC SASH REPLACEMENT LOCATIONS.

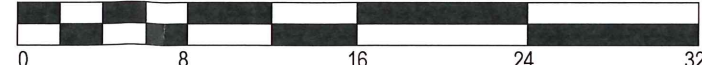
STAIRS, RAILING & GUARD NOTES:

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 $\frac{1}{4}$ 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 OF 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 36 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 $\frac{4}{8}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECT'S 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.
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.

GRAPHIC SCALE 1/4" = 1'-0"

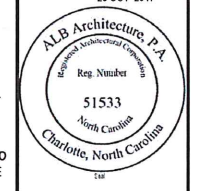
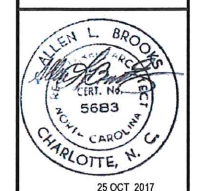


1 PROPOSED ROOF PLAN
1/4" = 1'-0"

- NOTE:**
- 10" CONCRETE
 - STUD WALL
 - FURRED WALL
 - 4" WALL



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