



CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCRMA-2018-00257

DATE: November 30, 2018

April 12, 2019 – AMENDED

ADDRESS OF PROPERTY: 300 East Worthington Avenue

TAX PARCEL NUMBER: 12105618

HISTORIC DISTRICT: Dilworth

OWNER: Ken and Lucy Raynor

APPLICANT: ALB Architecture

**DETAILS OF APPROVED PROJECT:** The project is the demolition of the existing house and the construction of a new single-family house. The 365-day stay of demolition for the existing house (HDC 2017-00351) expired on June 15, 2018. The new construction portion of the project is a new two-story Queen Anne style single family house and detached garage. The height from grade to ridge is approximately 25.6'. Materials and details include wood siding, windows and trim, 8'd. front porch, 16' d. rear porch, round tapered columns, and a parged foundation. The accessory building is approximately 24' in height and secondary to the house in size and scale with materials and details to match the house. See attached plans.

4/12/19 Amendment: Minor change to window configuration on right elevation.

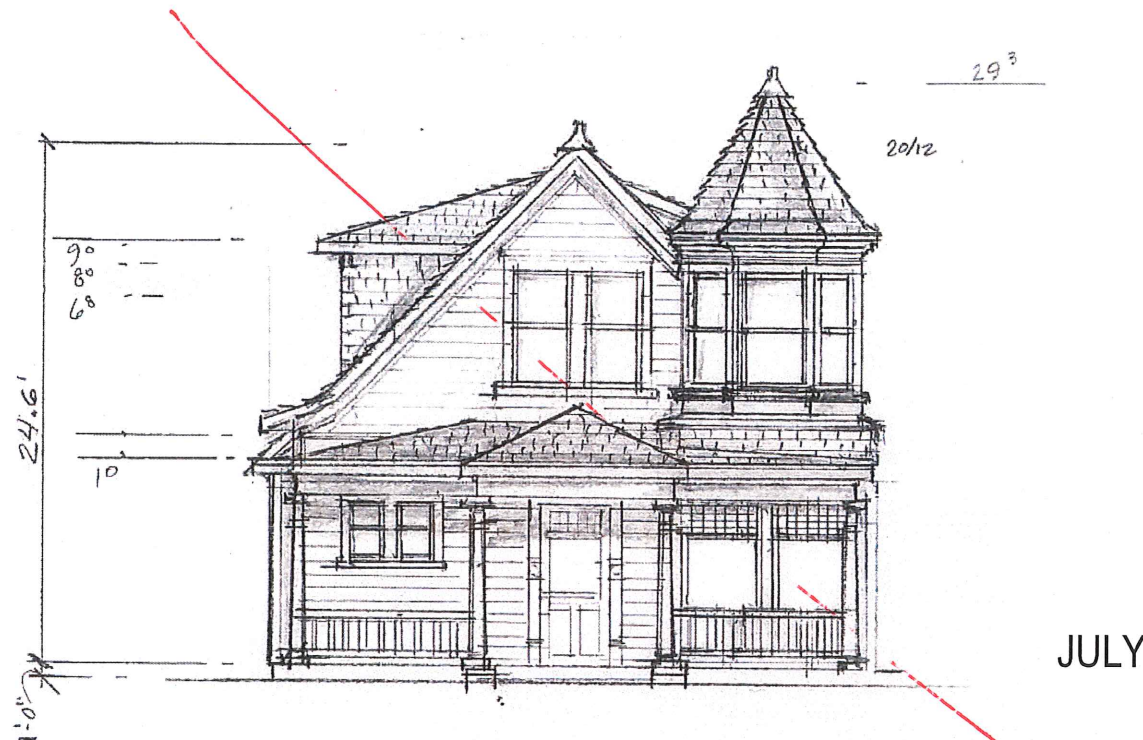
The project was approved by the HDC September 12, 2018.

- 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.

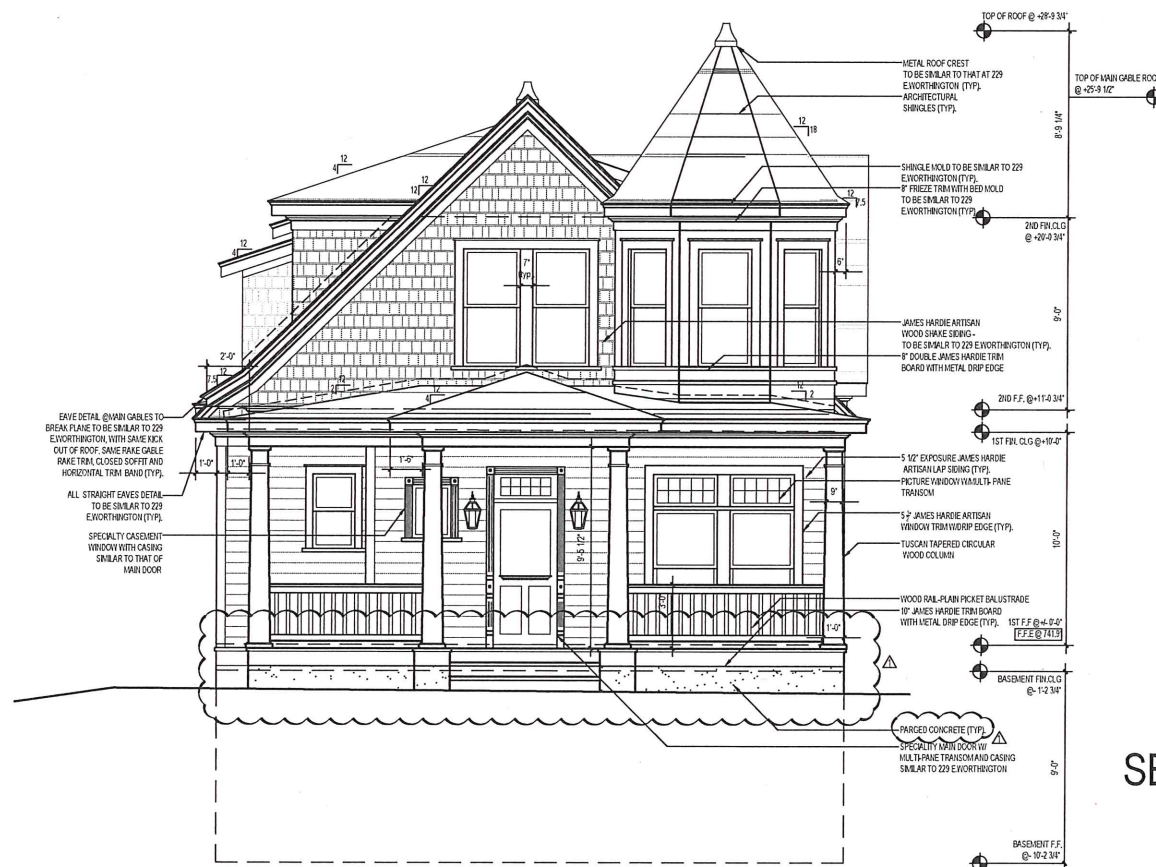
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work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



② ORIGINAL FRONT ELEVATION  
1/4" = 1'-0"



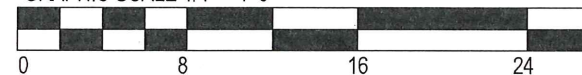
① REVISED FRONT ELEVATION  
1/4" = 1'-0"

JULY

SEPTEMBER



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



ALB Architecture  
1200 E. Morehead St.  
Suite 240  
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Phone: 704.503.9595

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brooks.alb@icloud.com  
lauer.alb@icloud.com

HDC 2018-275

HDC MEETING DATE:  
SEPT 12, 2018

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Designed Exclusively For the:

**RAYNOR RESIDENCE**

300 East Worthington Avenue, Charlotte, NC 28203

PROJECT #: 17053  
ISSUED: 15 AUGUST 2018  
REVISIONS: 28 NOV 2018

FIRST REVIEW & REVISED  
PROPOSED FRONT  
ELEVATION

**A-5.0**

OF:



HDC 2018-275  
HDC MEETING DATE:  
SEPT 12, 2018

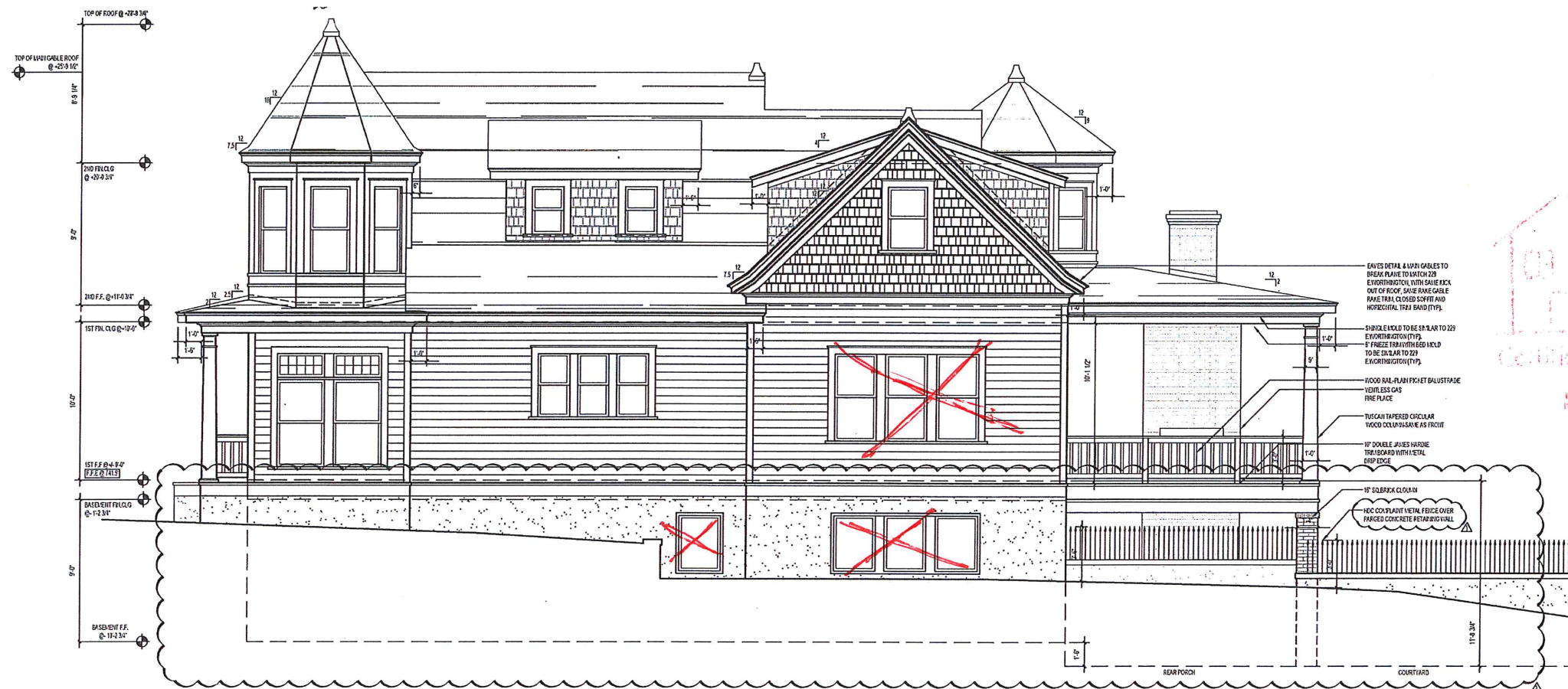
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PROJECT # 17053  
ISSUED: 15 AUGUST 2018  
REVISIONS: 26 NOV 2018

FIRST REVIEW & REVISED  
PROPOSED RIGHT  
ELEVATION

**A-5.1**  
OF:

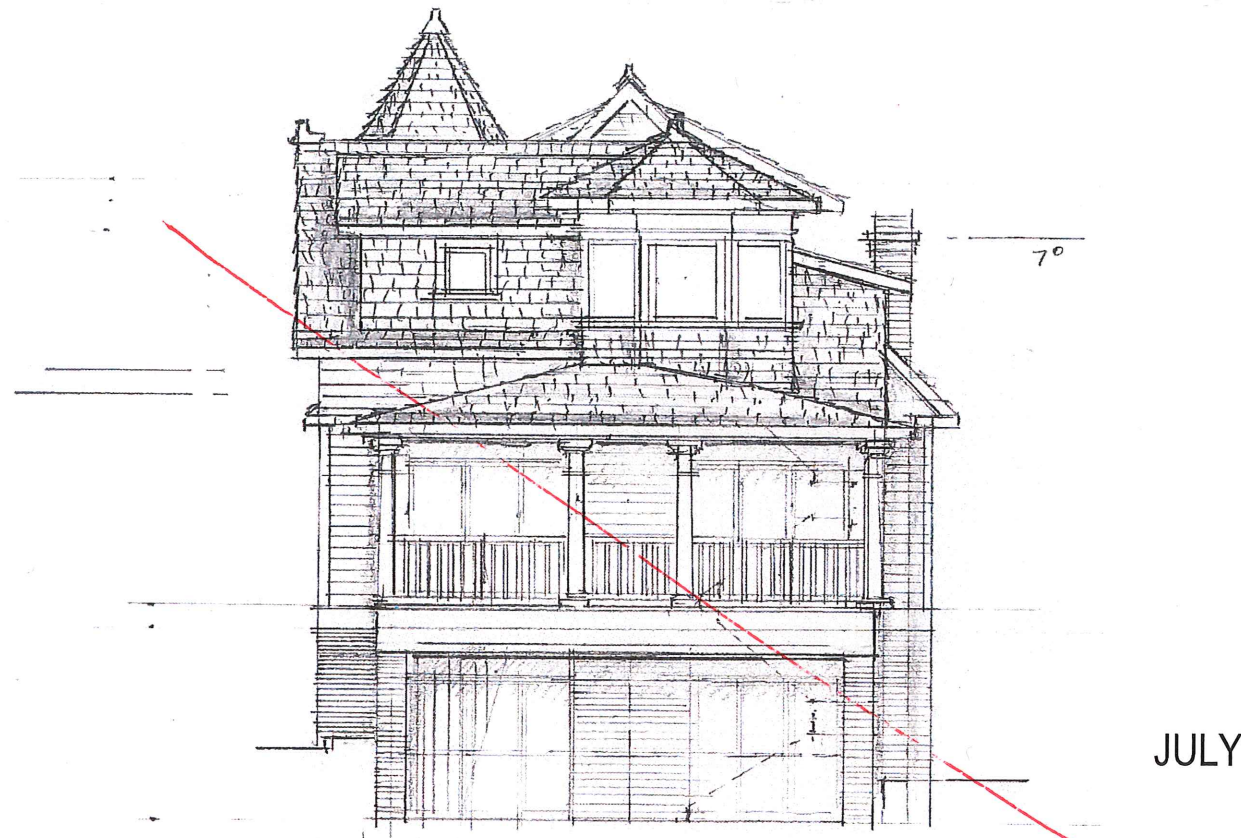


① REVISED RIGHT ELEVATION  
1/4" = 1'-0"

SEPTEMBER

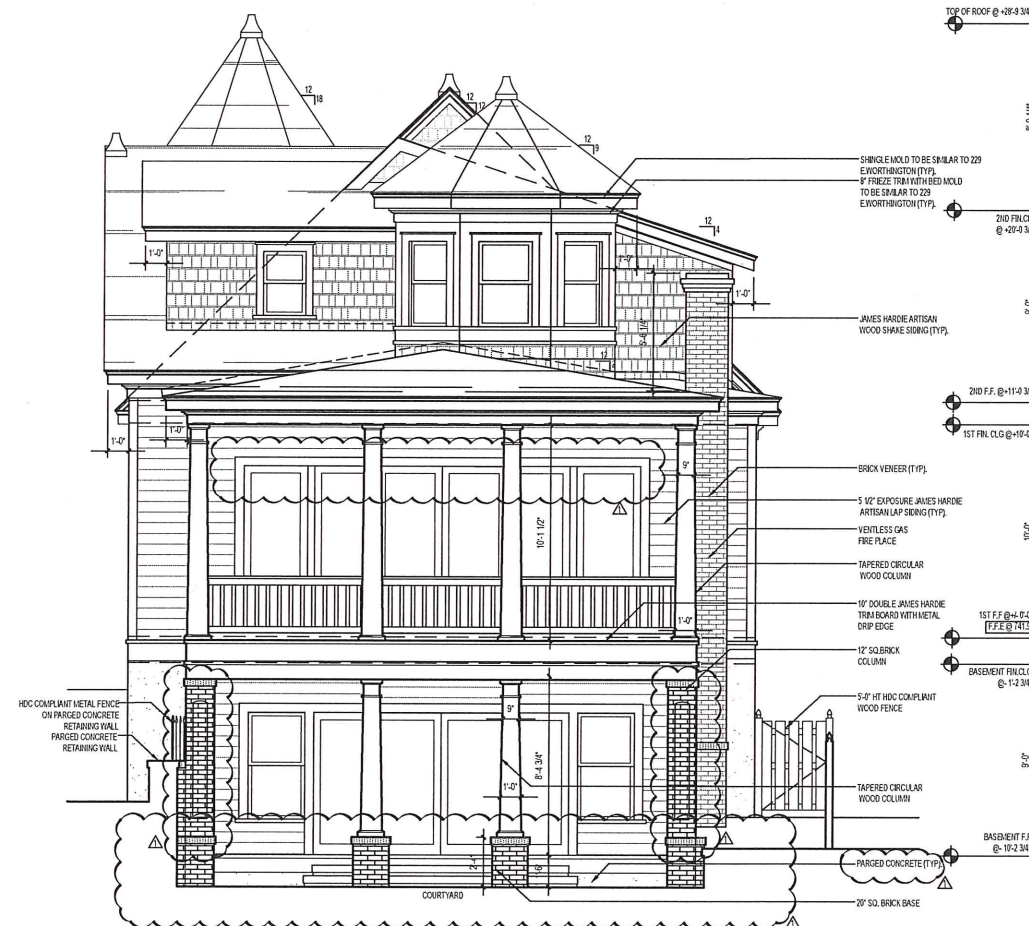
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Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
HDCRMA-2018-00257





② ORIGINAL REAR ELEVATION  
1/4" = 1'-0"

JULY



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



SEPTEMBER

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



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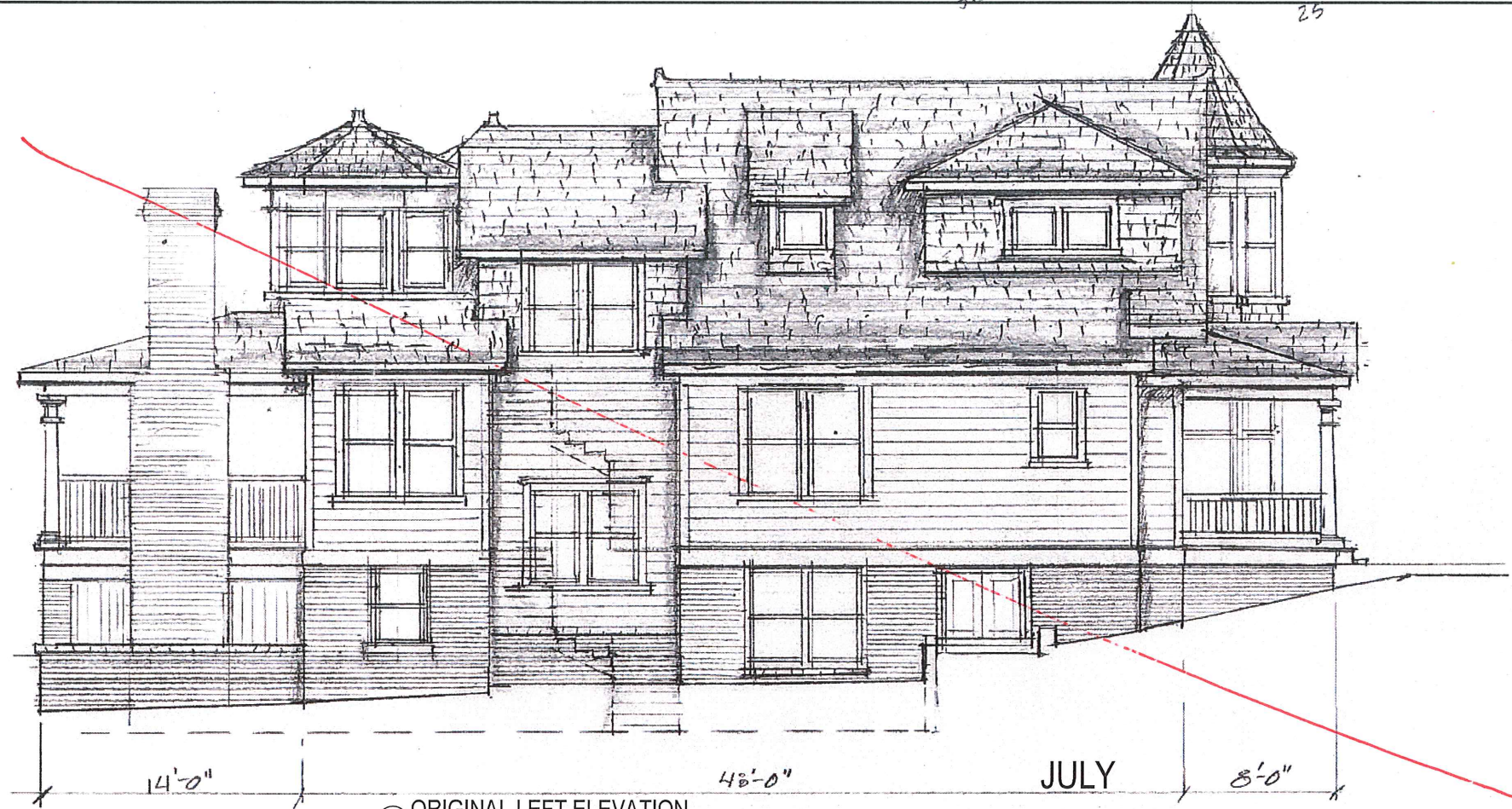
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FIRST REVIEW & REVISED  
PROPOSED REAR  
ELEVATION

**A-5.2**

OF:





② ORIGINAL LEFT ELEVATION  
1/4" = 1'-0"



① REVISED LEFT ELEVATION  
1/4" = 1'-0"



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Historic District  
Commission

Certificate of Appropriateness

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**AB**  
architecture

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FIRST REVIEW & REVISED  
PROPOSED LEFT  
ELEVATION

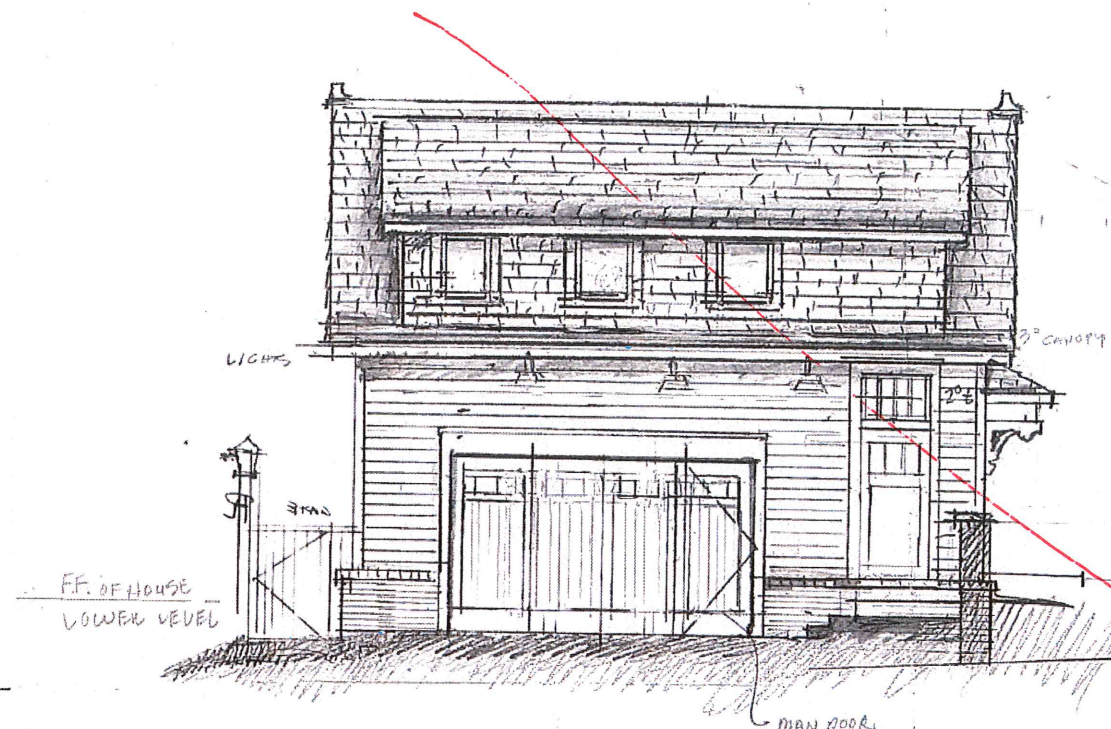
**A-5.3**

OF:

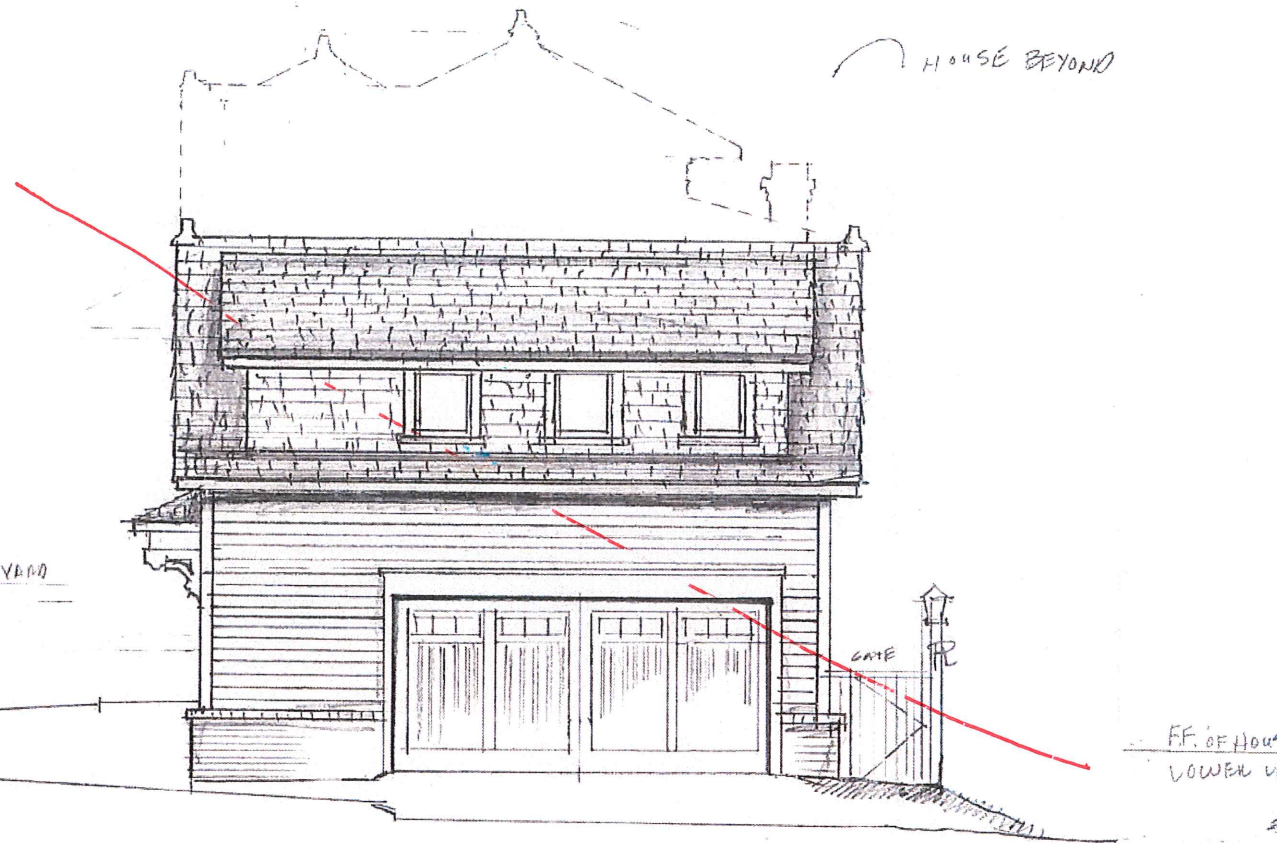


BEYOND

HOUSE BEYOND



④ ORIGINAL COURTYARD ELEVATION  
1/4" = 1'-0"



③ ORIGINAL ALLEY ELEVATION  
1/4" = 1'-0"

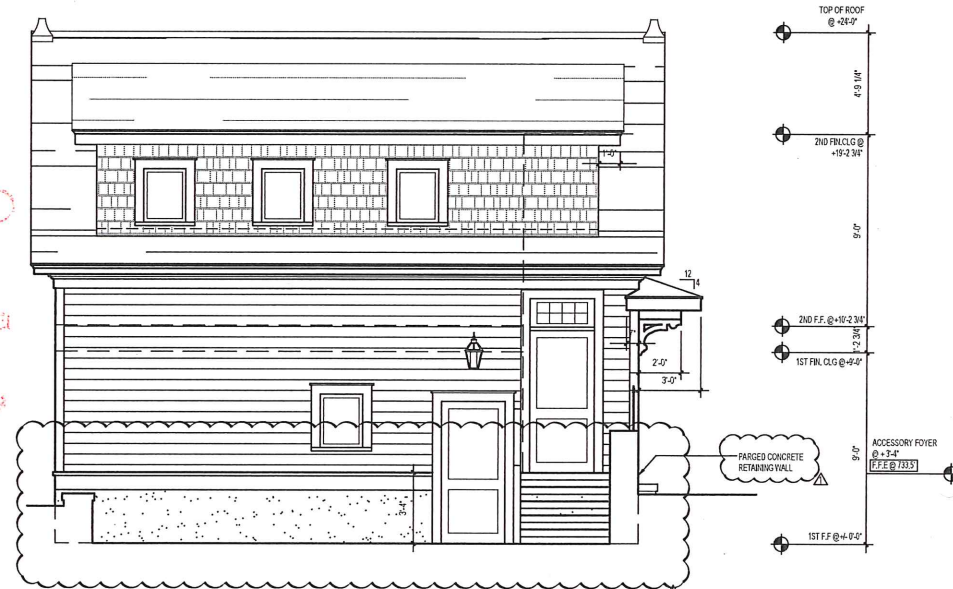
JULY



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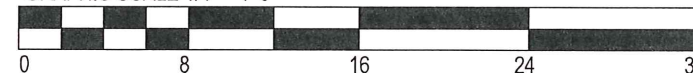
② REVISED COURTYARD ELEVATION  
1/4" = 1'-0"



① REVISED ALLEY ELEVATION  
1/4" = 1'-0"

SEPTEMBER

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





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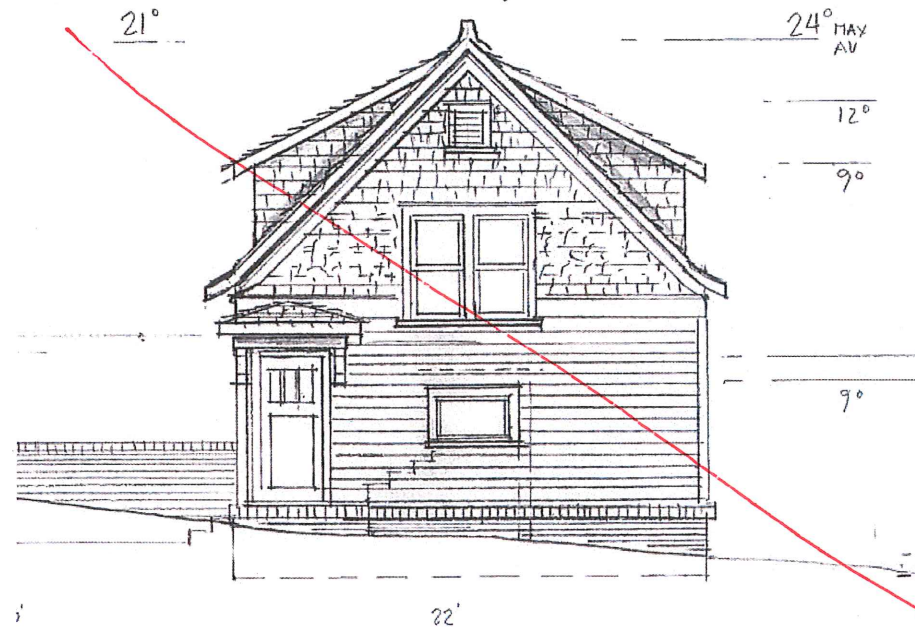
FIRST REVIEW & REVISED  
PROPOSED GARAGE  
ELEVATIONS

**A-6.1**

OF:

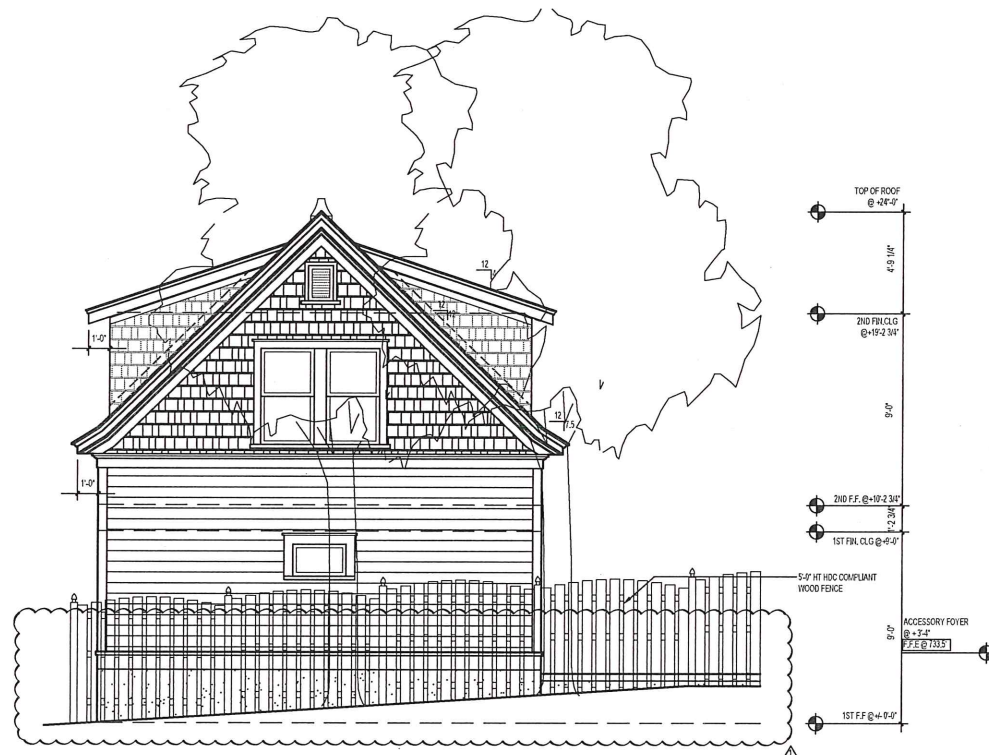


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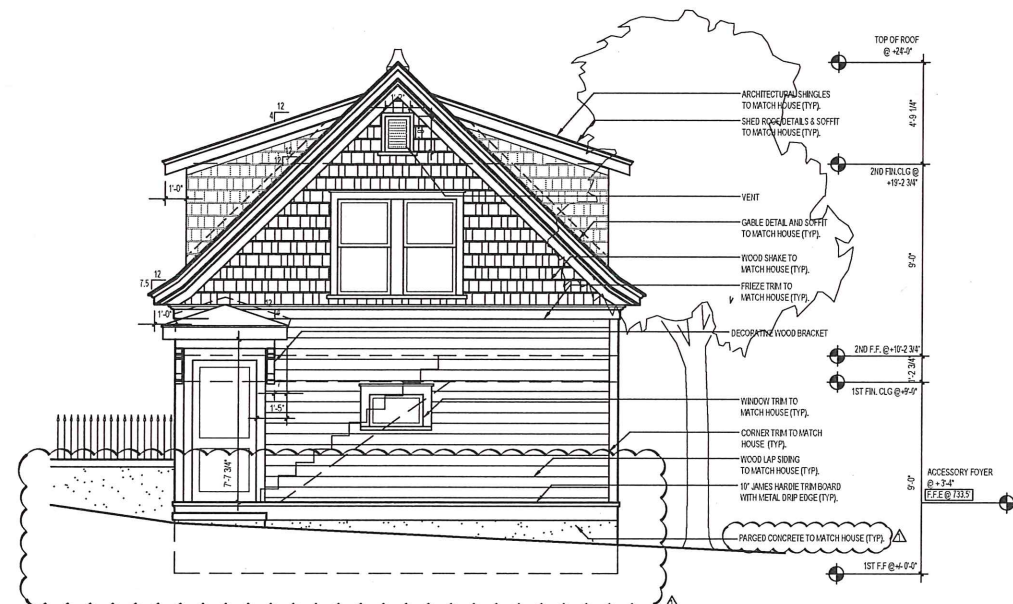


③ ORIGINAL CLEVELAND AVE. ELEVATION  
1/4" = 1'-0"

JULY



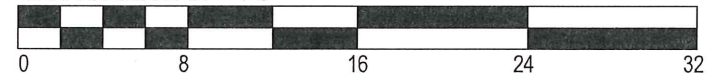
② REVISED NEIGHBORS ELEVATION  
1/4" = 1'-0"



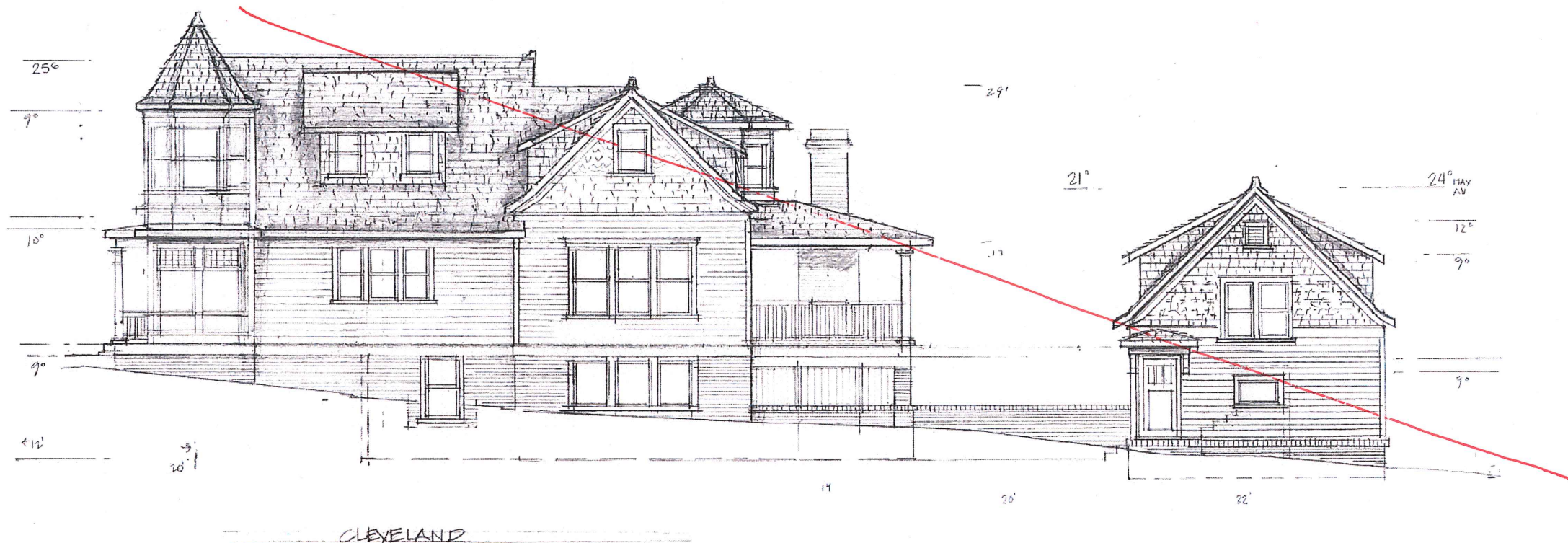
① REVISED CLEVELAND AVE. ELEVATION  
1/4" = 1'-0"

SEPTEMBER

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







② ORIGINAL RIGHT ELEVATION  
1/4" = 1'-0"

JULY



① REVISED RIGHT ELEVATION OF HOUSE & GARAGE  
1/4" = 1'-0"

SEPTEMBER



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PROJECT #: 17053  
ISSUED: 15 AUGUST 2018  
REVISIONS: A 26 NOV 2018

REVISED OVERALL RIGHT  
ELEVATION OF HOUSE &  
ACCESSORY

**A-6.3**

OF:



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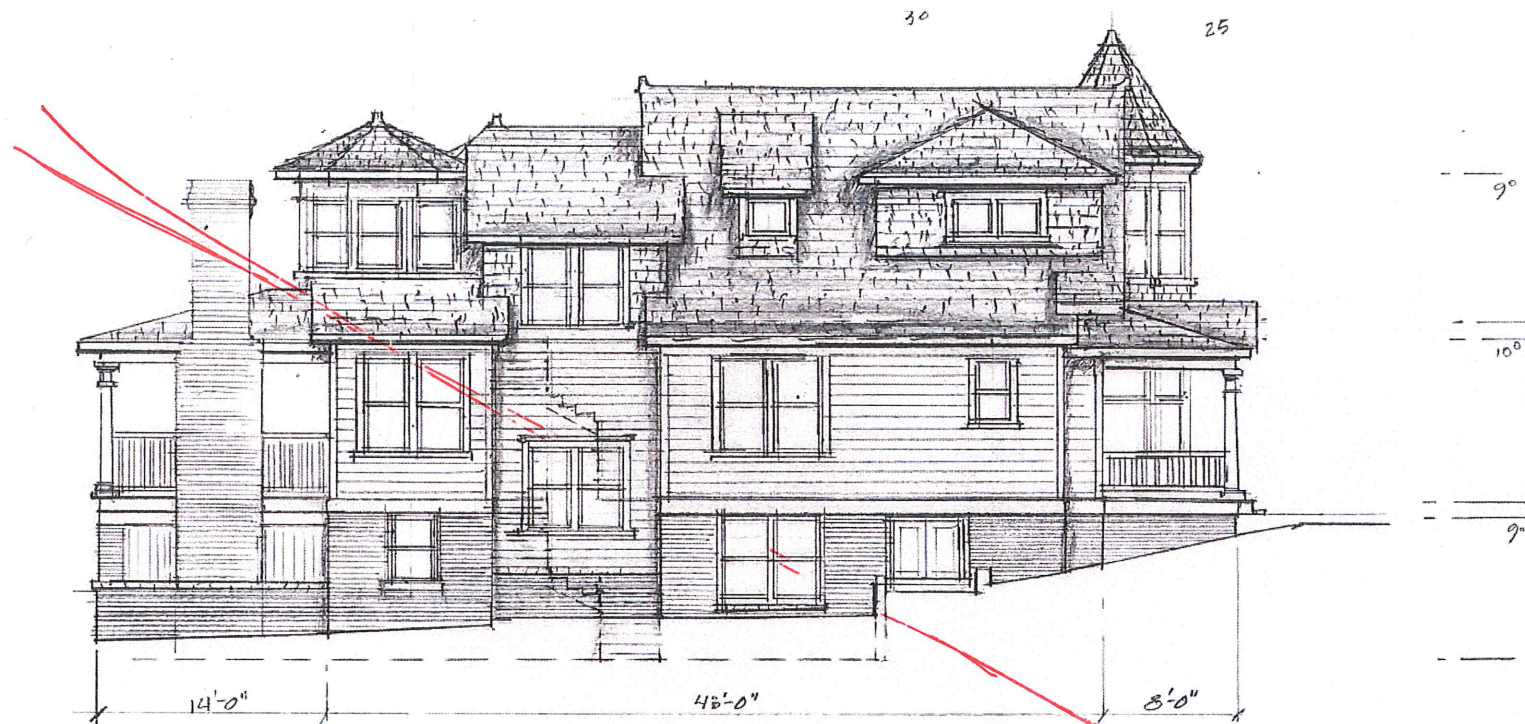
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REVISED OVERALL LEFT ELEVATION OF HOUSE & ACCESSORY

**A-6.4**

OF:



② ORIGINAL LEFT ELEVATION  
1/4" = 1'-0"

NEIGHBOR SIDE



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① REVISED LEFT ELEVATION OF HOUSE & GARAGE  
3/16" = 1'-0"

SEPTEMBER





VICINITY MAP



ZONING INFORMATION

JURISDICTION	CITY OF CHARLOTTE
ZONED	B1
BUILDING LIMITS	
FRONT SETBACK	20'-0"
SIDE YARD	5'-0" & 10'-0"
REAR YARD	20'-0"
MAXIMUM IMPERVIOUS	0%

SQUARE FOOTAGE CALCULATIONS

	HEATED SPACE	UNHEATED SPACE
BASEMENT FLOOR	1415	
COVERED PATIO		384
FIRST FLOOR	1311	
FRONT PORCH		184
REAR PORCH		384
SECOND FLOOR	991	
TOTAL	3717	952
TOTAL UNDER ROOF		4669
ACCESSORY		
FIRST FLOOR	74	497
SECOND FLOOR	422	
TOTAL	496	497
TOTAL UNDER ROOF		993

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REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)

REAR YARD AREA	3002
ALLEY	453
CONCRETE DRIVE	294
CONCRETE PATH	45
ACCESSORY FOOTPRINT	628
TOTAL	1420

PERCENTAGE OF PERMEABLE AREA (%) 53

OPEN SPACE CALCULATIONS (40% MIN. REQUIRED FOR ZONE B1)

TOTAL AREA OF SITE	6752
FOOTPRINT OF HOUSE	1977
FOOTPRINT OF ACCESSORY	628
	0
	0
TOTAL AREA	2605
PERCENTAGE OF OPENSACE (%)	61



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COVER SHEET

A-0

OF: