



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM-2018-00567 **DATE:** 18 October 2018

ADDRESS OF PROPERTY: 2007 Dilworth Rd West

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111708

OWNER(S): Robert & Kendall Hoak

APPLICANT: Josh Allison

DETAILS OF APPROVED PROJECT: Addition to the back of existing house and extension of an existing shed dormer to include new master bath.

- 7' extension to rear of the house. Existing wood deck-modify as required.
 - Removal of non-historic chimney/fireplace. Exterior Stucco finish and brick foundation to match existing.
 - Addition of new chimney w/ stucco finish to match existing
 - Removal of any aluminum siding and repair original wood siding and trim
 - Reconfiguration of windows and doors: New wood windows w/ 7/8" Simulated True Divided Light (STDL) bars and wood trim to match existing. Doors: [French Doors] Wood doors and sidelights w/ 7/8" SDL bars to match windows. [Single Door] Full Radius Top Wood Door as inspired by front door.
 - Wood fascia and aluminum gutters to align with and match existing. Bead board soffit and decorative wood beam
 - Post-construction rear yard will be 79% permeable
 - See attached site plan & elevation drawings
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval page 2.6: Work in Rear Yards/ Windows & Doors
 2. This application is in compliance with Design Guidelines for Additions (page 7.2) and based on location of proposed work.

- 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.

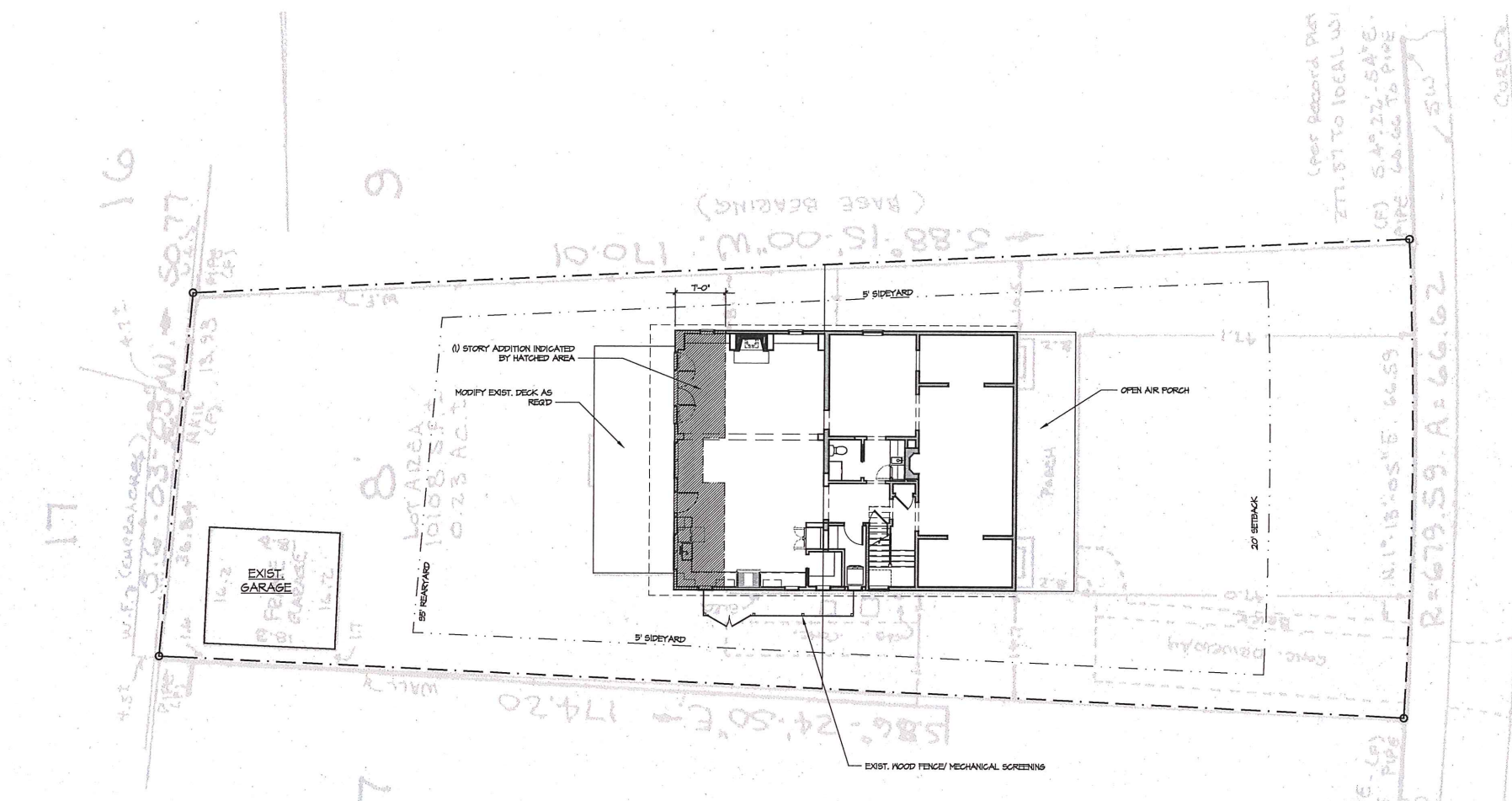
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work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



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
HDCADM2M - 2018-00567

HDC Rear Yard Open Space Calculations

REAR YARD (ORIGINAL HOUSE)	4,951 SF
EXISTING REAR YARD INTERMEABLE AREA	514 SF
EXISTING ADDITION FOOTPRINT	256 SF
EXISTING GARAGE FOOTPRINT	256 SF
TOTAL EXIST. INTERMEABLE COVERAGE	815 SF (16.4%)
PROPOSED REAR YARD INTERMEABLE AREA	752 SF
PROPOSED HOUSE FOOTPRINT	1,722 SF
(NEW AND OLD ADDITIONS COMBINED)	256 SF
EXISTING GARAGE FOOTPRINT	256 SF
TOTAL PROPOSED INTERMEABLE COVERAGE	1,040 SF (21.1%)

Site Area Summary

LOT AREA	10,005 SF
EXISTING	
EXISTING HOUSE FOOTPRINT	1,491 SF
EXISTING GARAGE FOOTPRINT	256 SF
TOTAL EXISTING BUILDING COVERAGE	1,747 SF (17.4%)
*NOTE EXISTING SF TABULATION DOES NOT INCLUDE OPEN AIR PORCH (255 SF) AND DECK (511 SF)	
PROPOSED	
PROPOSED HOUSE FOOTPRINT	1,722 SF
EXISTING GARAGE FOOTPRINT	256 SF
TOTAL PROPOSED BUILDING COVERAGE	2,018 SF (20.0%)
*NOTE PROPOSED SF TABULATION DOES NOT INCLUDE OPEN AIR PORCH (255 SF) AND DECK (556 SF)	

Site Plan Notes

1. PROPER GRADING OF THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL GRADING, DRAINAGE AND WATER MANAGEMENT SHALL DIRECT WATER AWAY FROM THE STRUCTURE AND SHALL BE IN ACCORDANCE WITH LOCAL ORDINANCES.
2. TREES AND LANDSCAPING INTENDED TO REMAIN MAY NOT BE INDICATED ON THIS PLAN. CONFIRM WITH OWNER AND ARCHITECT ALL TREES AND LANDSCAPING TO BE REMOVED PRIOR TO START OF CONSTRUCTION. TREES AND LANDSCAPING TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING AT DRIP LINE TO PREVENT CONSTRUCTION TRAFFIC AND STORAGE OF MATERIALS ON ROOT ZONES.
3. FINAL GRADING OF AREAS ADJACENT TO BUILDING TO BE DETERMINED IN FIELD AND COORDINATED WITH LANDSCAPE/HARDSCAPE DESIGN. ALL GRADES SHALL DIRECT WATER AWAY FROM AND AROUND THE STRUCTURE.
4. LANDSCAPING NOT SHOWN. FINAL DESIGN TO BE DETERMINED BY OWNER AND/OR CONSULTANT DURING CONSTRUCTION.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE FEATURES AND CONDITIONS. IF DISCREPANCIES EXIST BETWEEN PLAN AND EXISTING CONDITIONS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROCEEDING.

For Review Only
Not for Construction

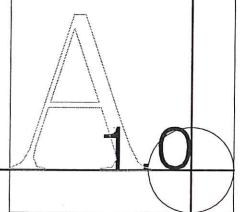
2007 Dilworth Road West
Charlotte, NC

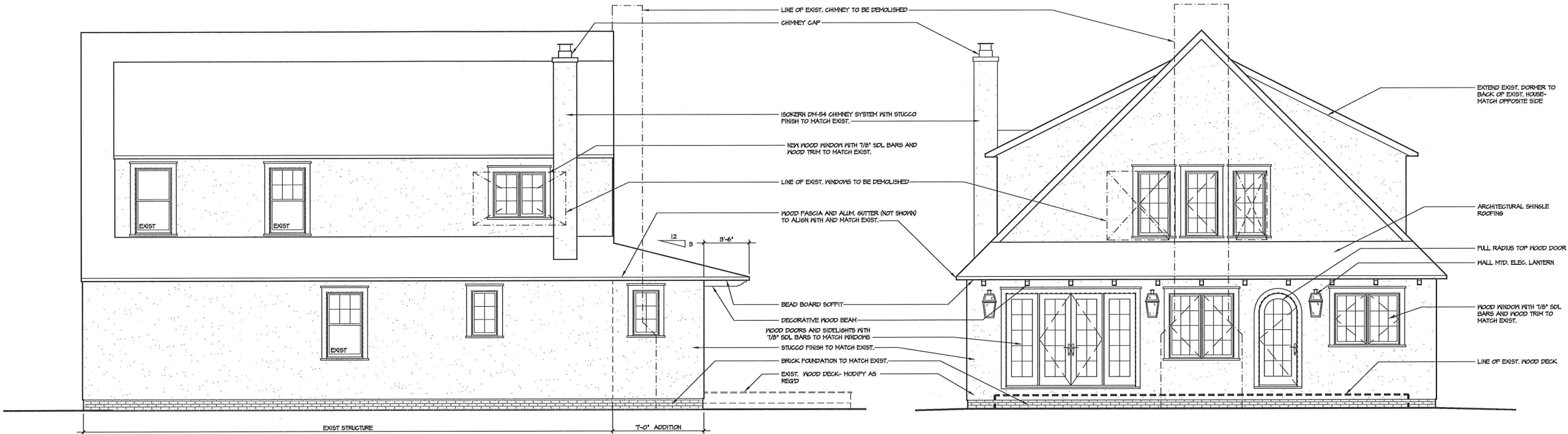
Date: 10.09.18

Project Status:
Design Development

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Site Plan

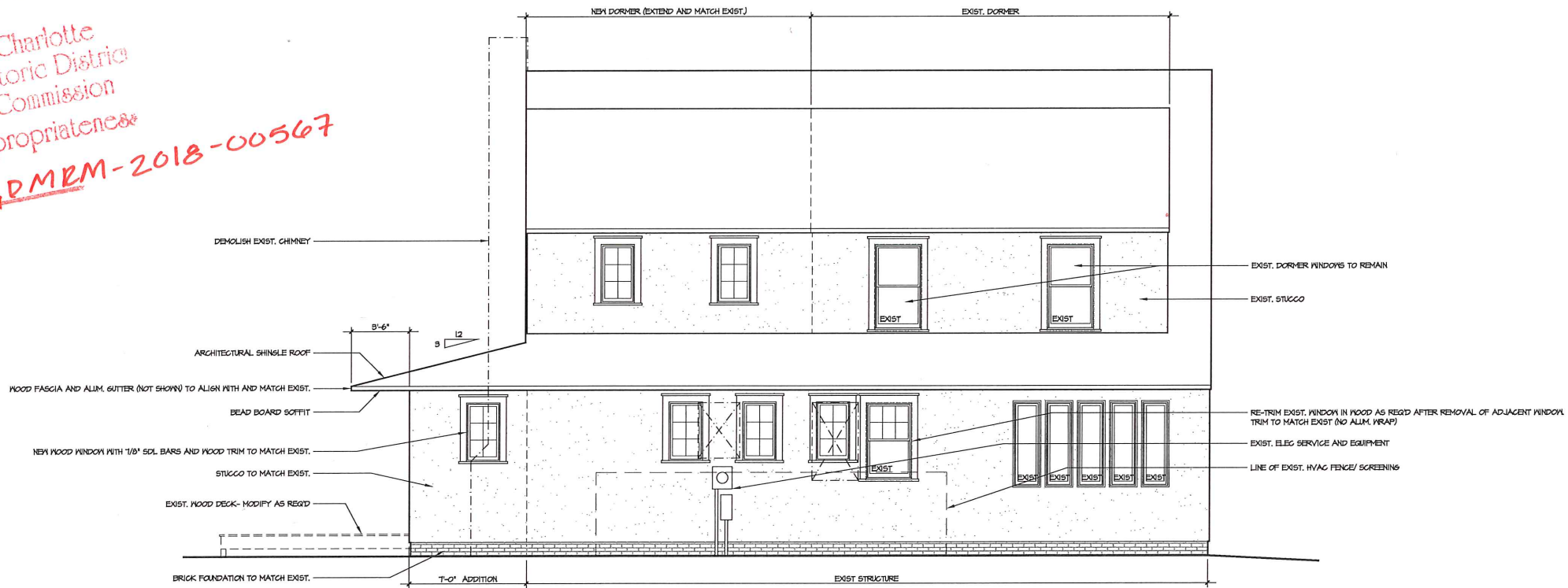




03 Side Elevation
1/4" = 1'-0"

02 Rear Elevation
1/4" = 1'-0"

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01 Driveway Side Elevation
1/4" = 1'-0"

- Typical Exterior Material Notes
- MASONRY
- BRICK FOUNDATION: MATCH EXIST COLOR AND SIZE AS CLOSELY AS POSSIBLE
- STUCCO & TRIM
- STUCCO: HARDCOAT STUCCO- MATCH EXISTING COLOR AND TEXTURE
 - WINDOW TRIM: MATCH ORIGINAL DETAIL (NO ALUMINUM WRAP) 5/4 X 5 (V 2" HEAD AND 2" SILL) FIELD VERIFY TYPICAL DIMENSIONS
 - FASCIA, SHINGLE MOULD, FREEZE AND SOFFIT: MATCH ORIGINAL- FIELD VERIFY TYPICAL DIMENSIONS
 - ALL TRIM TO BE PRE-PRIMED
- WINDOWS AND DOORS
- WINDOWS AND DOORS: JELD REN STEEL-EX WOOD WINDOWS OR EQ. WINDOWS SHALL HAVE 1/8" SOL. MATTIN BARS PERMANENTLY ATTACHED TO INTERIOR AND EXTERIOR FACE OF GLASS WITH INTERNAL SPACER BAR BETWEEN GLASS. SEE ELEVATIONS FOR MATTIN BAR PATTERN
- ROOFING
- SHINGLES: EXISTING ROOF TO REMAIN- NEW ROOF AREAS SHALL MATCH EXISTING. FIELD VERIFY COLOR AND SHAPE OF SHINGLES
 - GUTTERS AND DOWNSPOUTS: INSTALL PREFINISHED METAL GUTTER (GSEE PROFILE) AND DOWNSPOUTS TO MATCH EXIST.

- Elevation Notes
- BUILDING ELEVATIONS SHOWN ARE INTENDED TO IDENTIFY GENERAL DESIGN INTENT AND ARE SUBJECT TO COORDINATION WITH EXISTING CONDITIONS.
 - ALL NOTES SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS. SEE OTHER SHEETS FOR ADDITIONAL NOTES
 - SEE SECTIONS AND DETAILS FOR ALL VERTICAL DIMENSIONS NOT SHOWN- DO NOT SCALE DRAWINGS
 - VERIFY ALL GRADE CONDITIONS. SLOPE GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE
 - ALL EXTERIOR TRIM SHALL BE PRE-PRIMED CLEAR ROT RESISTANT WOOD- SPECIES TO BE APPROVED BY ARCHITECT UNLO.
 - ALL EXTERIOR WOOD TRIM, SIDING, ETC. SHALL BE PRE-PRIMED ON ALL SIDES WITH OIL BASED EXTERIOR PRIMER

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