



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00247

DATE: 17 May 2019

ADDRESS OF PROPERTY: 2215 Dilworth Road W

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12112502

OWNER/APPLICANT: Jackson & Christine Switzer

DETAILS OF APPROVED PROJECT: The project is the conversion of an existing rear addition into interior heated space. The rear addition is no taller or wider than the original building and will utilize the same footprint that currently exists. Materials of the addition will be cedar shingles for siding with wood corner boards and wood frieze bands. The existing brick foundation is to remain. A door on the rear will be changed to a wood double-hung window with 6-over-1 simulated-divided lights with interior & exterior grids or true-divided light pattern similar to that of the existing windows. A wood 6-light door with simulated-divided lights with interior & exterior grids will be added to the right-side elevation. No removable mutins will be used on the project. Window and door trim will match the plans. A new set of wood steps and handrail will be added for the new door on the right elevation. Any unfinished wood used in this project will be painted or stained. No changes will be made to existing windows on the main house.

The project also includes the installation of a 6-foot tall wood fence/gate on the right-side just in front of the new stair. A 6-foot tall wood fence/gate will be installed to the left of the carriage house behind the front wall to tie in with an existing fence. A 4'-6" gate and fence will be installed between the house and carriage house as indicated on the attached plans. All framing members of the fence/gate will face inward to the property being enclosed, or both sides of the fence will be the same. The finished fence/gate will be stained or painted after and appropriate curing time. See attached plans 'CS', 'A2', 'A3', 'Fence Plan – May 2019' and 'Fence Design – May 2019'.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. This application is in compliance with the Policy & Design Guidelines for Additions (page 7.2) and Fences (page 8.6).

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

Continued on next page

- 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

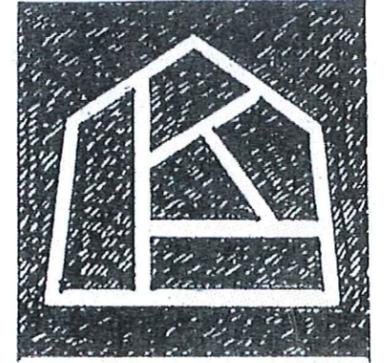


Staff

2016-250



4/30/19



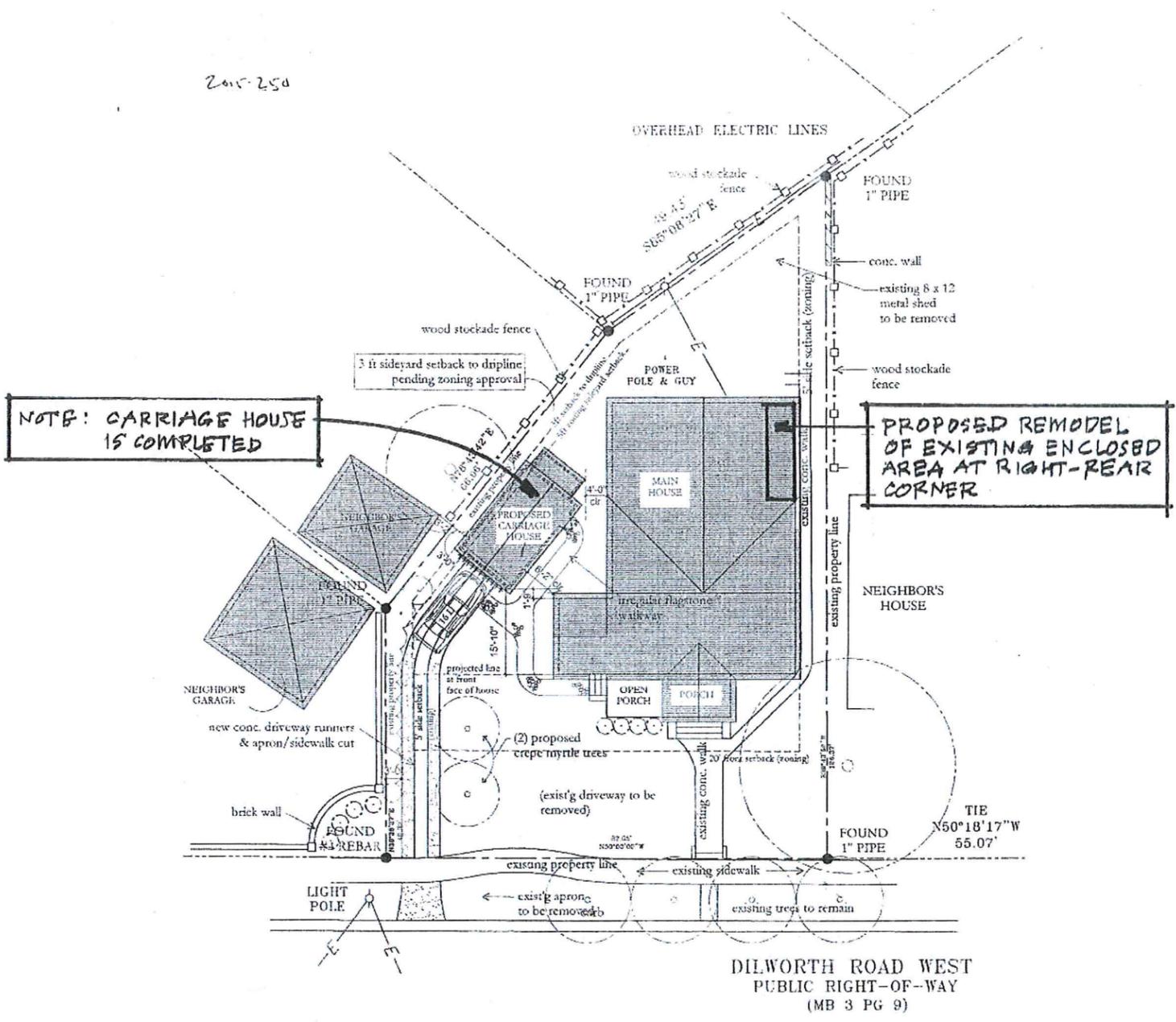
**KENT
LINEBERGER
ARCHITECTURE**

KENT LINEBERGER / AIA
1916 SHARON LANE
CHARLOTTE NC 28211

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NOTE: CARRIAGE HOUSE IS COMPLETED

PROPOSED REMODEL OF EXISTING ENCLOSED AREA AT RIGHT-REAR CORNER

NOTE: SITE PLAN DRAWING IS FROM RECENT/ APPROVED CARRIAGE HOUSE PROJECT

PROPOSED SITE PLAN
scale: 1/16" = 1'-0"

**SWITZER HOME
REMODEL**

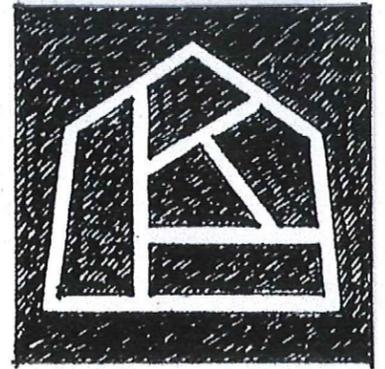
JACKSON + CHRISTINE SWITZER
2215 DILWORTH ROAD WEST
CHARLOTTE NC 28203

DILWORTH HISTORIC DISTRICT

HDC REVIEW | 4/30/19
PERMIT



SEE CERTIFICATE OF APPROPRIATENESS # 2016-250 (10-18-2016) FOR CARRIAGE HOUSE PROJECT



KENT LINEBERGER ARCHITECTURE

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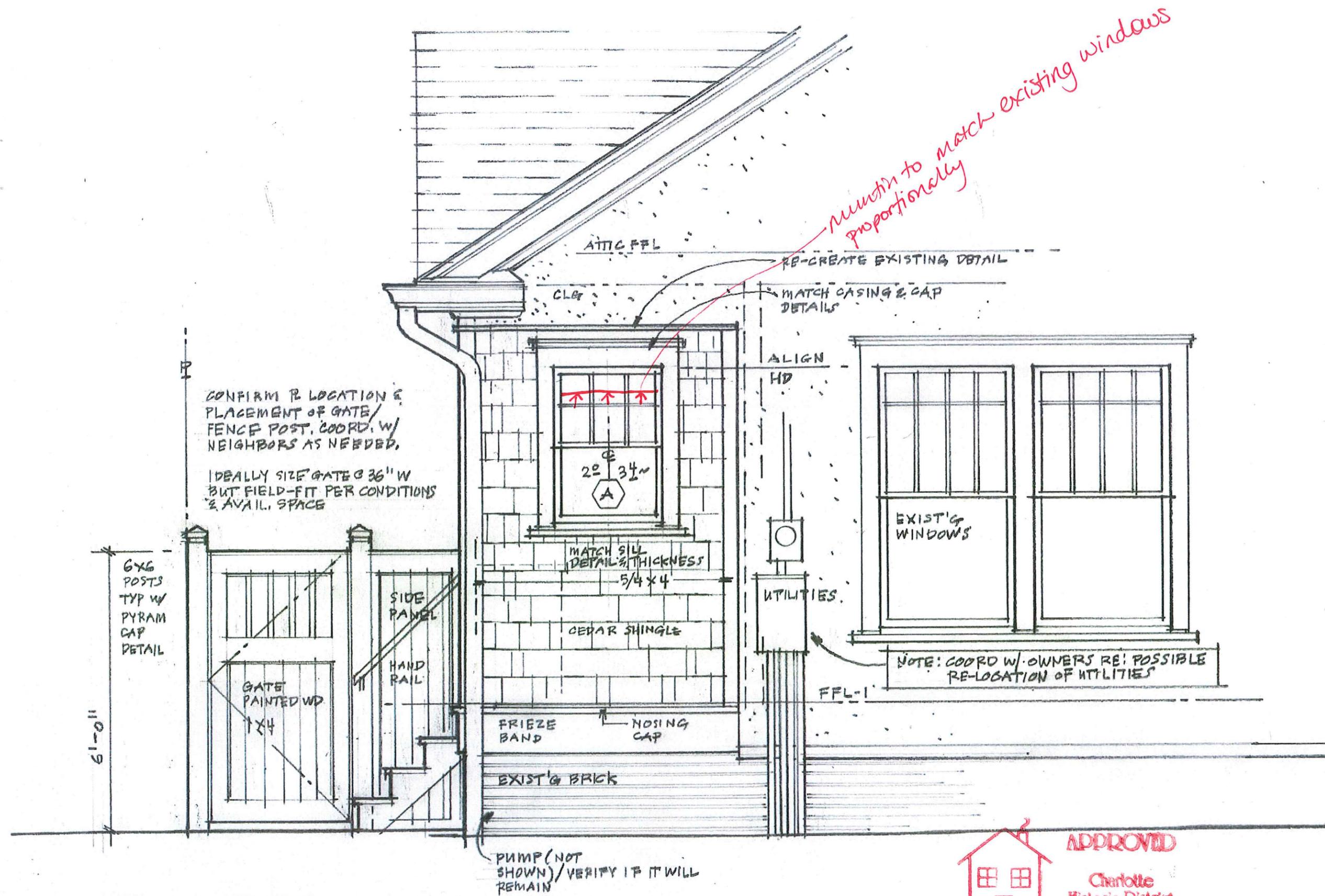
SWITZER HOME REMODEL

JACKSON + CHRISTINE SWITZER
2215 DILWORTH ROAD WEST
CHARLOTTE NC 28203

DILWORTH HISTORIC DISTRICT

HDC REVIEW 4/30/19
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A 2



PROPOSED REAR ELEVATION
1/2" = 1'-0"

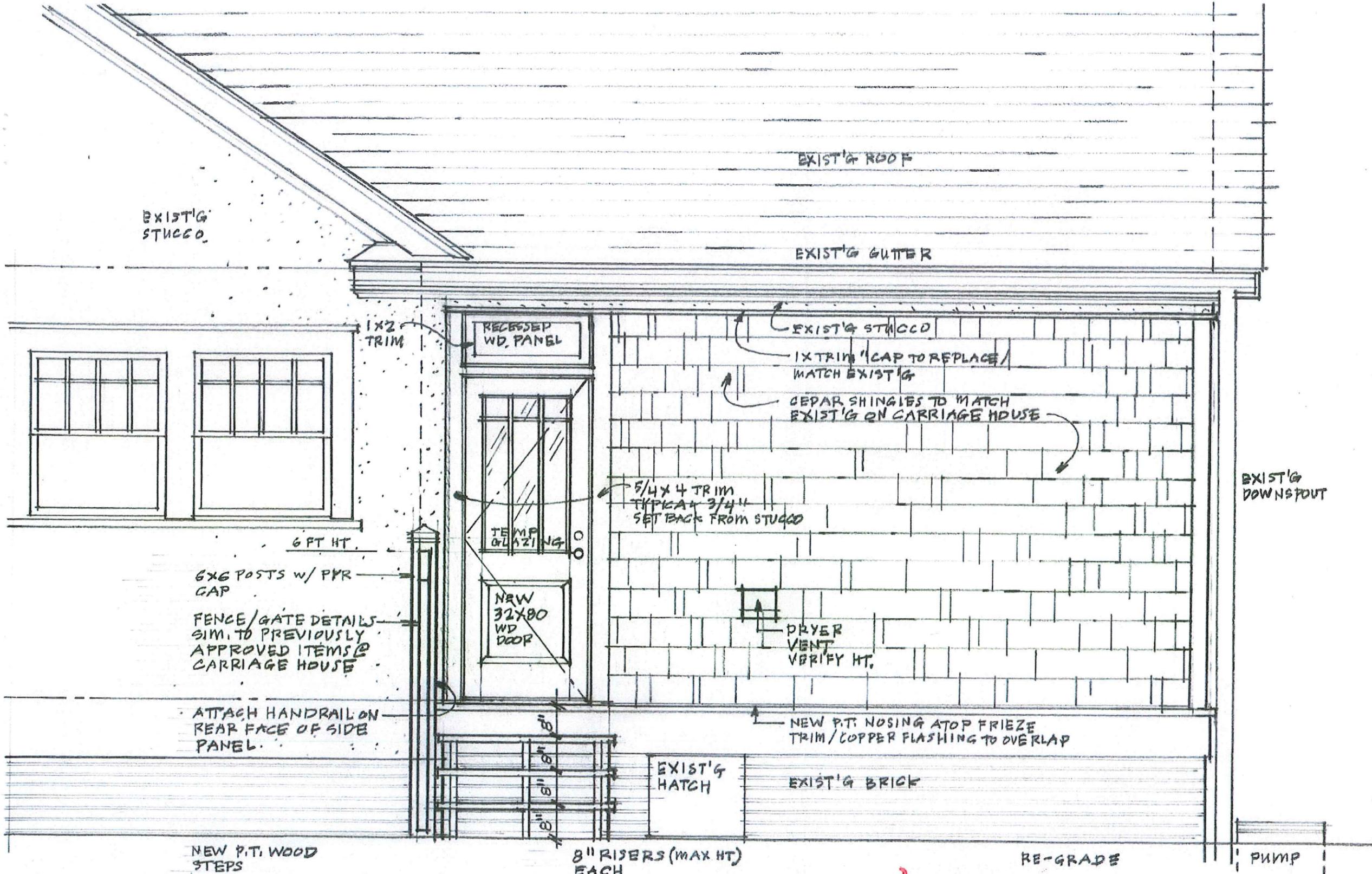


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1
A 3

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

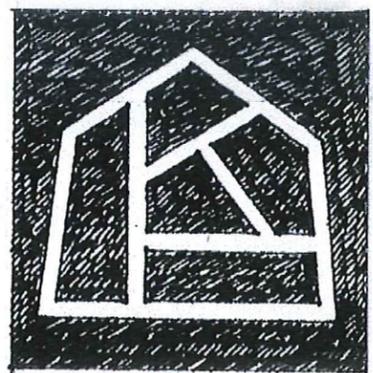


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SWITZER HOME
REMODEL

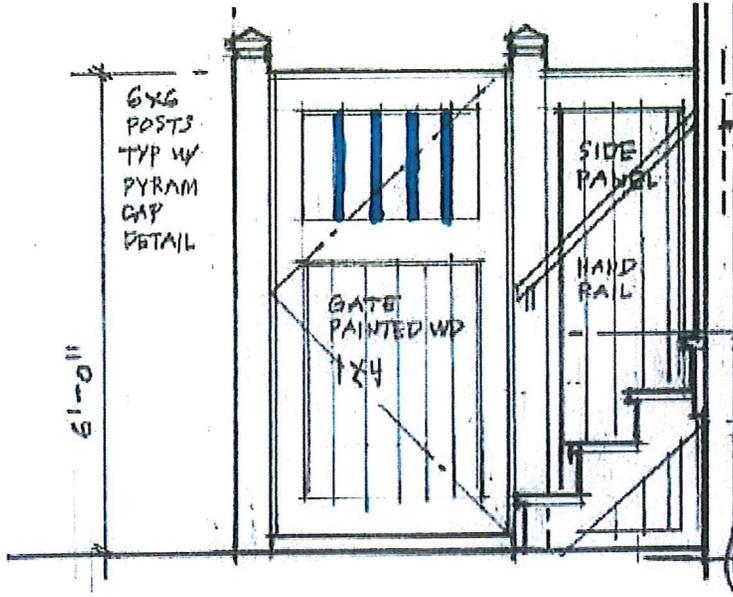
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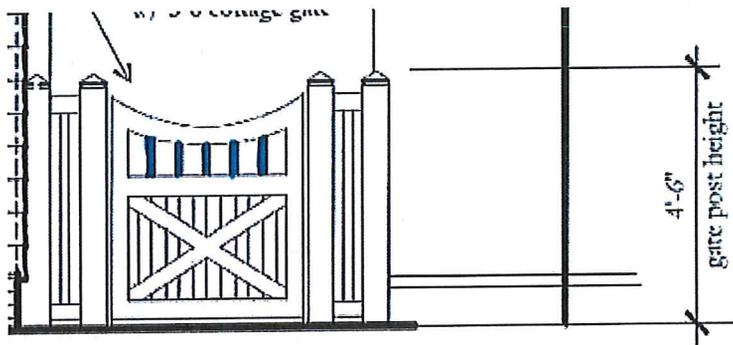
A 3

Fence design - may 2019



→ right & left side
6' fence & gate

Screen clipping taken: 5/15/2019 10:56 AM



→ center 4'6" gate & fence between garage & house

Screen clipping taken: 5/15/2019 10:57 AM



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