



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00274

DATE: June 14, 2019

ADDRESS OF PROPERTY: 1619 Lyndhurst Avenue

TAX PARCEL NUMBER: 12308503

HISTORIC DISTRICT: Dilworth

OWNER(S): Jeff McAveny

APPLICANT: Paul Poetzsch

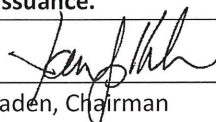
DETAILS OF APPROVED PROJECT: The project is the construction of a rear addition and rear porch. The rear addition is not taller or wider than the original house. See attached plans.

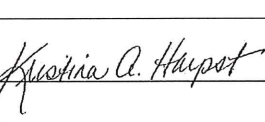
The project was approved by the HDC June 12, 2018.

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.

- 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

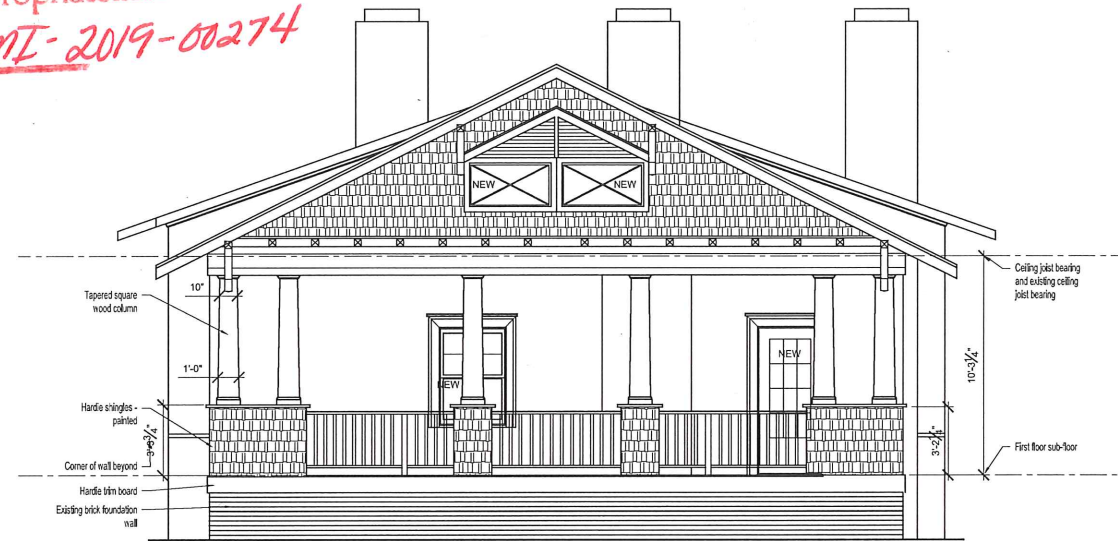


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

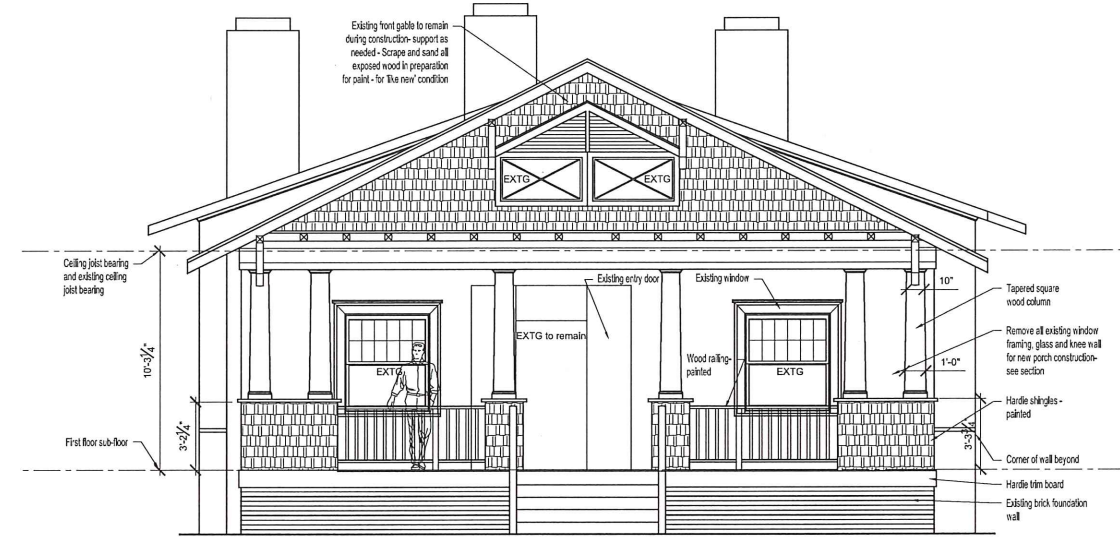
#HDCRMT-2019-00274



NEW REAR ELEVATION

1/4" = 1'-0"

04



FRONT ELEVATION

1/4" = 1'-0"

02

Front Elevation Changes -
Approved by HDC Feb.



EXISTING REAR ELEVATION

1/4" = 1'-0"

03



EXISTING FRONT ELEVATION

1/4" = 1'-0"

01

Poetzsch Architecture



Renovations and Additions
The McAveney Residence
1619 Lyndhurst Avenue, Charlotte, North Carolina

Used For: Owner's Review / Pricing
Date of Issue: July 22, 2016
Revisions: XXX
For Permit: XXX
Revisions: XXX

A201
Elevations

McAveney Residence/AutoCAD/McAveney Residence A201.dwg
Drawn By: JBP Checked By: JBP



Charlotte
Historic District
Commission

Certificate of Appropriateness

44

THESE DRAWINGS REPRESENT THE OWNER'S MINIMUM INTENTION OF SCOPE. CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO ALL APPLICABLE NORTH CAROLINA RESIDENTIAL BUILDING CODE 2012 EDITION OVER AND ABOVE THESE DRAWINGS.

DIMENSIONS ARE TO FACE OF STUD
UNLESS OTHERWISE NOTED. DIMENSIONS OPPOSITE
CENTERLINES ARE SYMMETRICAL UNLESS
OTHERWISE NOTED. ARCHITECTURAL DRAWINGS GOVERN LAYOUT.

GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITHIN THE DRAWINGS OR BETWEEN THE DRAWINGS & EXISTING FIELD CONDITIONS BEFORE PROCEEDING.

GENERAL CONTRACTOR IS TO COORDINATE ALL DETAILS OF CONSTRUCTION PRIOR TO FABRICATING AND PLACING MATERIALS. REQUIRED SHOP DRAWINGS AND MATERIAL SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT AS FOLLOWS:

DOOR & WINDOW SCHEDULES AND DETAILS
PLUMBING FIXTURES AND CUT SHEETS
CABINET SHOP DRAWINGS

CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO THE BEST CONSTRUCTION INDUSTRY STANDARDS AND PRACTICES WHERE PERFORMANCE STANDARDS AND TOLERANCES ARE NOT DESCRIBED IN THESE DRAWINGS.

ACCESS TO THE CONSTRUCTION SITE SHALL BE COORDINATED WITH THE OWNER AND SHALL BE MINIMALLY DISRUPTIVE

THE OWNER MAY REQUEST CHANGES TO THE CONSTRUCTION
WITH APPROVAL FROM THE ARCHITECT

Space	Area / SF
First Floor Existing	1,770 SF
First Floor Addition	734 SF
Grand Total Combined Area	2,504 SF

Renovations and Additions
The McAveney Residence
1619 Lyndhurst Avenue, Charlotte, North Carolina

Issued For:	Owner's Review/ Pricing
Date of Issue:	July 22, 2016
Revisions:	January 17, 2017 February 28, 2017
For Permit:	XXX
Revisions:	XXX

Issued For: _____
Date of Issue: _____
Revisions: 

For Permit: _____
Revisions: _____

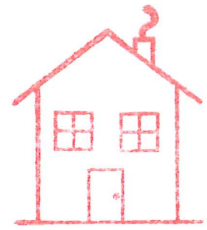
A100

Site Plan & Notes

McAveney Residence/AutoCAD/McAveney Residence Site A100.dwg

132 Cottage Place Charlotte, North Carolina 28207 704 372 1860

1619 Lyndhurst Avenue, Charlotte, North Carolina



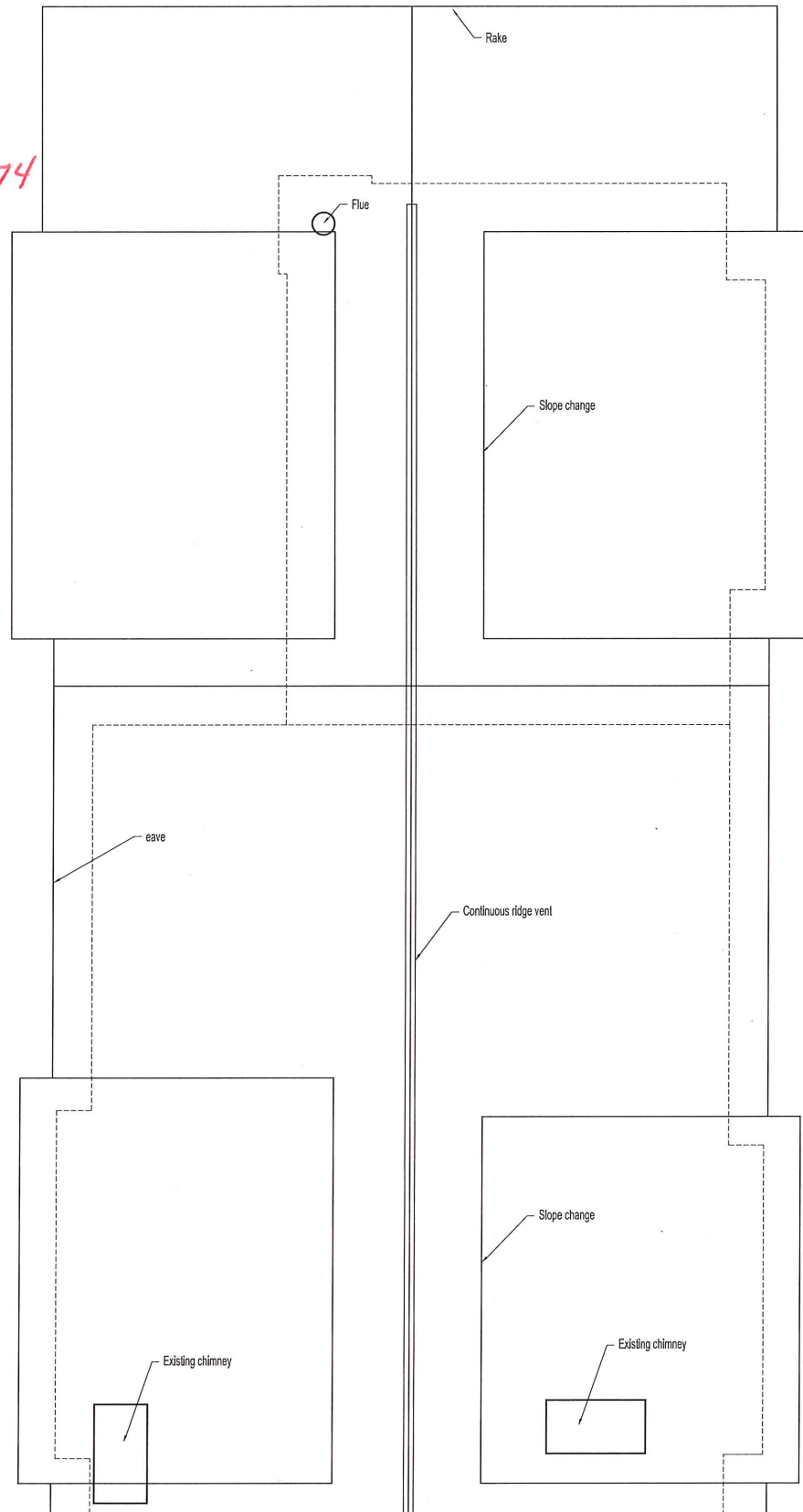
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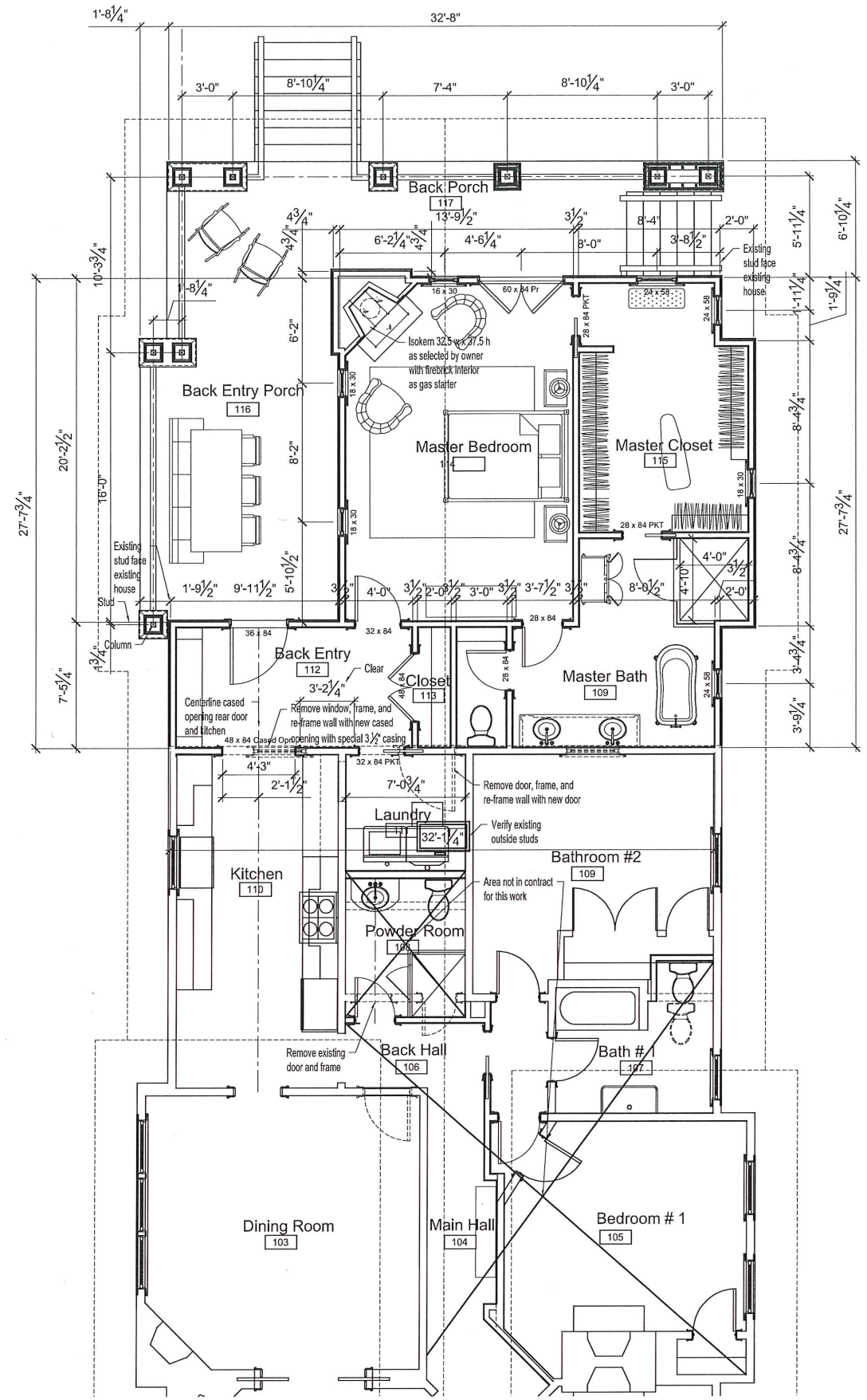
Revised floorplan - June 2019



ROOF PLAN

02

1/4" = 1'-0"



FLOOR PLAN

01

1/4" = 1'-0"

A101

Floor Plan & Roof Plan

McAveney Residence/AnnoCAD/McAveney Residence Site A100.dwg

Drawn By: JHP Checked By: JHP

Issued For: Owner's Review/Pricing
Date of Issue: May 16, 2019
Revisions: XXX
For Permit: XXX
Revisions: XXX

Addition

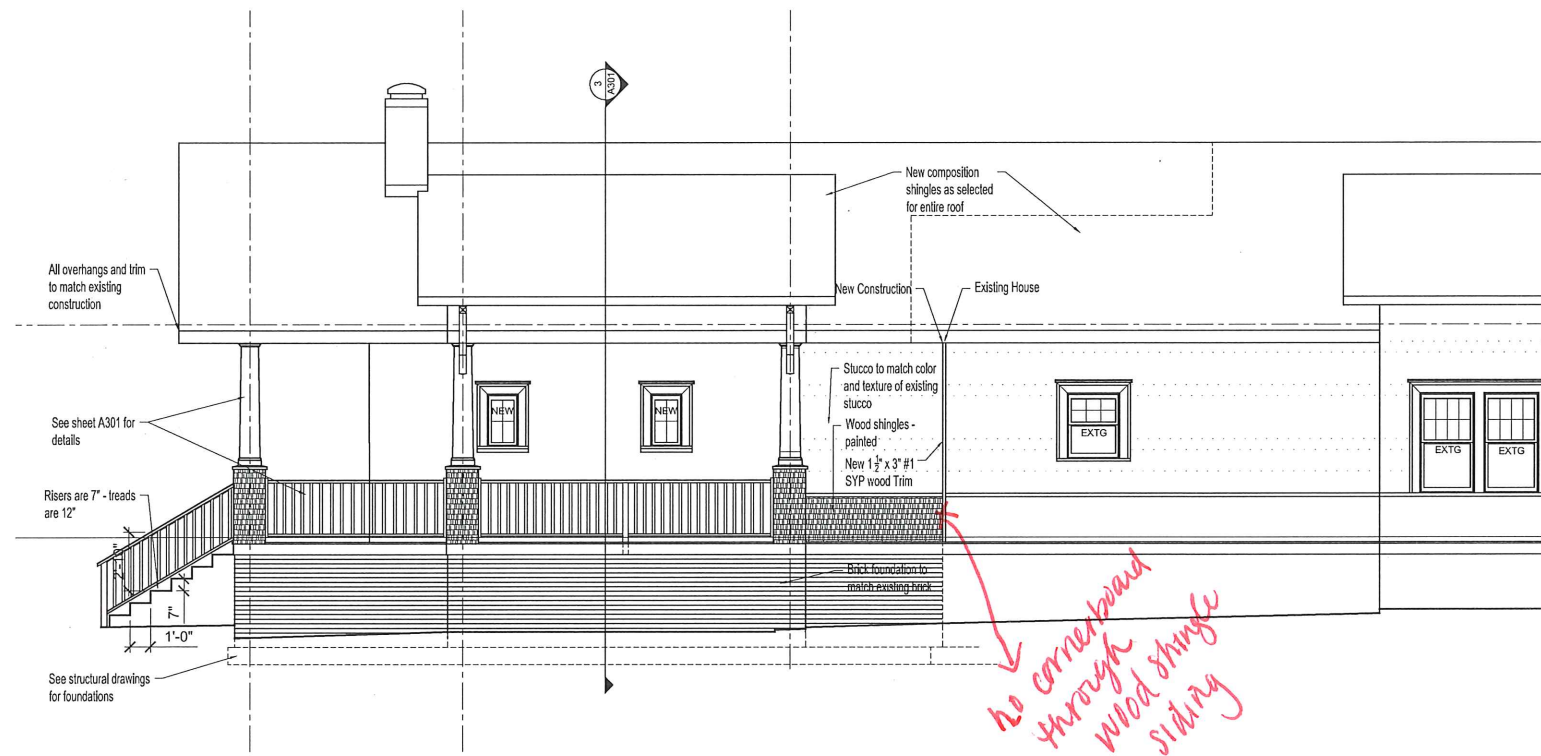
The McAveney Residence

1619 Lyndhurst Avenue, Charlotte, North Carolina



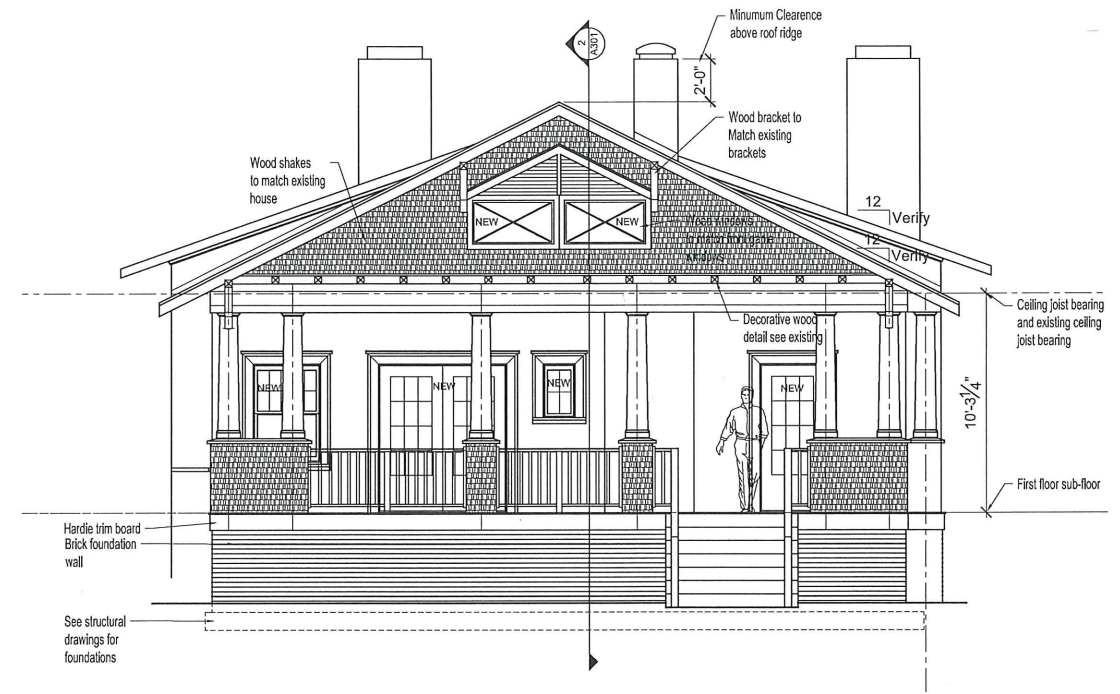
Poetzsch Architecture

132 Cottage Place Charlotte, North Carolina 28207 704.372.1860



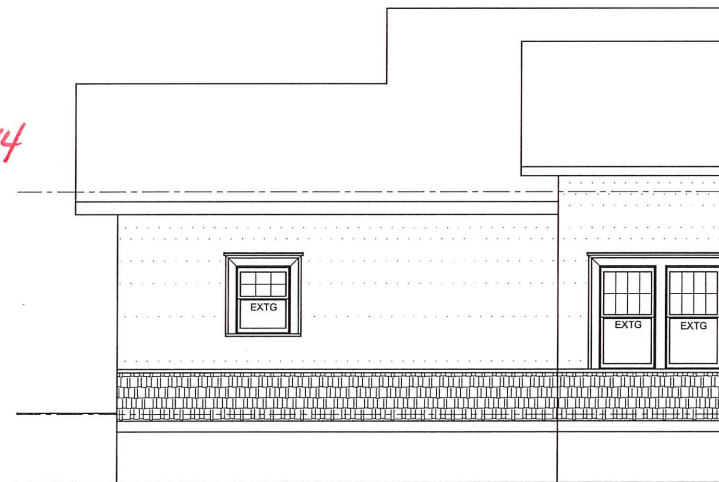
NEW SIDE ELEVATION

04
1/4" = 1'-0"



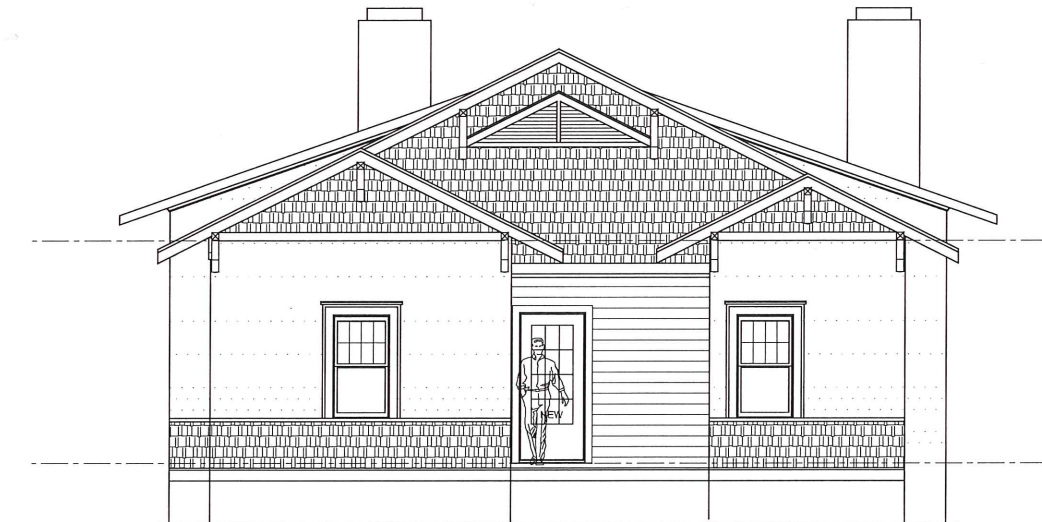
NEW REAR ELEVATION

02
1/4" = 1'-0"



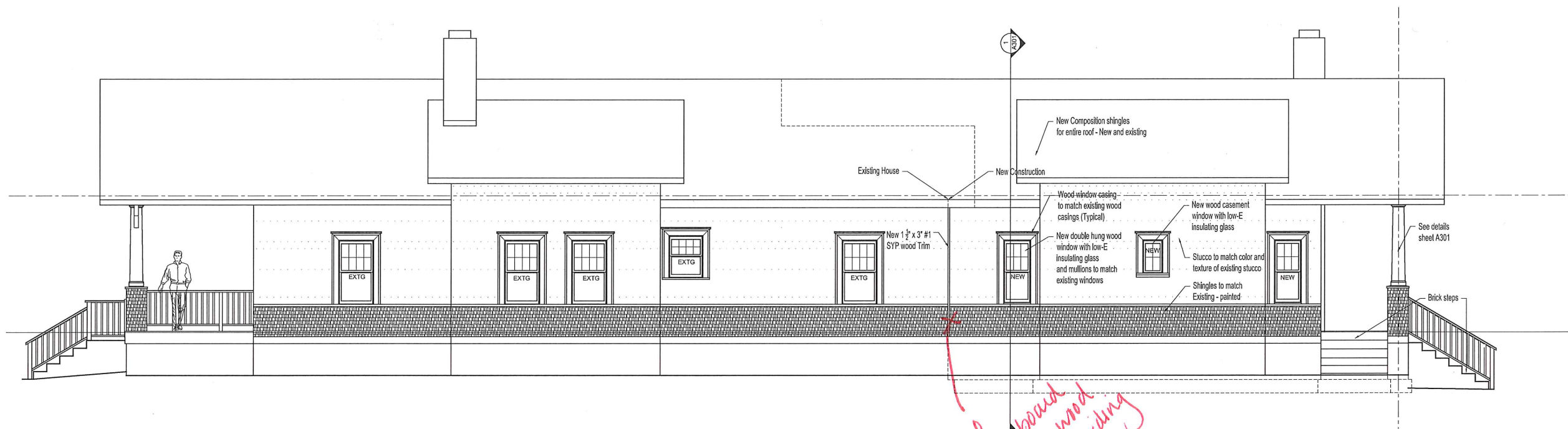
EXISTING SIDE ELEVATION

03
1/4" = 1'-0"



EXISTING REAR ELEVATION

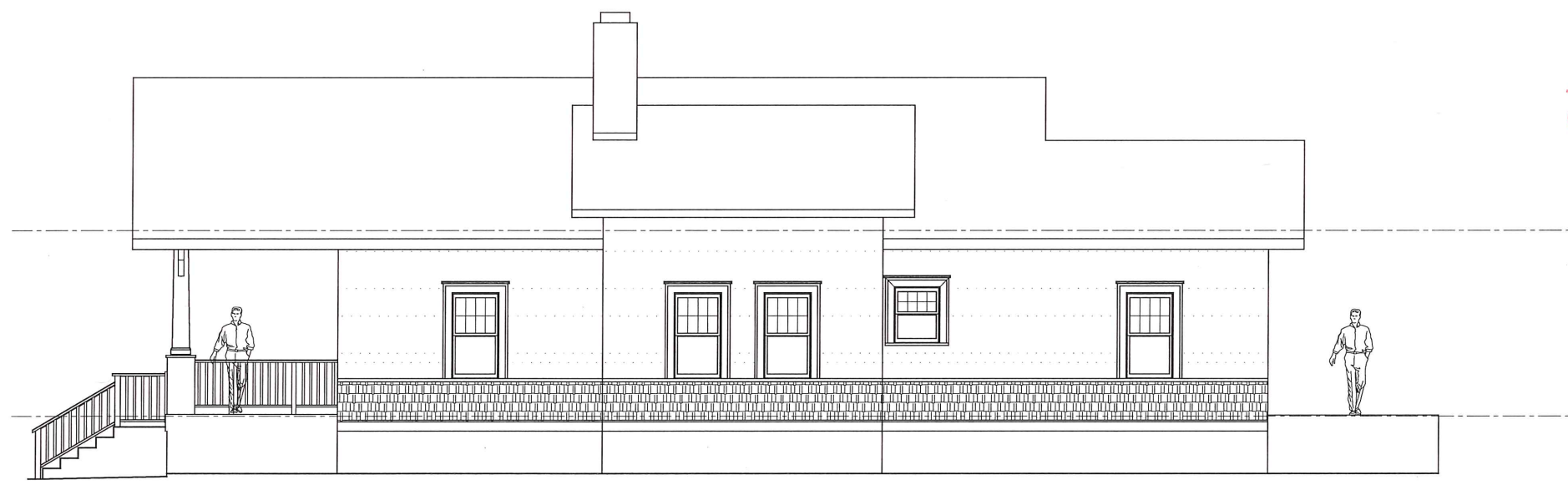
01
1/4" = 1'-0"



NEW RIGHT SIDE ELEVATION

02
1/4" = 1'-0"

no cornerboard through wood shingle siding



EXISTING RIGHT SIDE ELEVATION

01
1/4" = 1'-0"

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#140CRMZ-2019-00274



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$3/4'' = 1'-0''$

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