



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS – AMENDMENT

CERTIFICATE NUMBER: HDCADMRM-2019-00462

DATE: 28 August 2019

21 October 2019 – AMENDMENT

ADDRESS OF PROPERTY: 910 E Worthington Ave

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12108816

OWNER: John McGowan

APPLICANT: Charlotte In-Vironments

DETAILS OF APPROVED PROJECT: Accessory Building. The project is a 6'-0" addition to an existing garage located in the rear yard. The building will meet all required setbacks and no trees will be removed. The building footprint is 22'-0" x 26'-1" and the height, as measured from grade to ridge, is 16' – 4". The garage addition will have a masonry foundation with shake siding to match the existing garage structure. All trim details, including corner boards, will be wood to match existing. All windows will be double-hung all wood with Simulated True Divided Lights (STD L) molded muntins in an 8/1 pattern to match existing. The garage doors will be all wood with STD L windows in a pattern that coordinates with the house. The roof will be shingle to match existing. The car entrance will be relocated from the right-side to the rear of the structure. The current entrance will be enclosed and a man door added. A new wood fence and gate will replace the existing fence in the rear of the structure and will screen the trash cans on the right-side of the structure. The existing fence will be removed. The new fence will be wood with panels of vertical pickets butt-joined to substantial uprights with a framed top and bottom. A gate, of the same style, will be located on the right-side near the front corner of the garage and one on the left-side near the rear corner of the home. The fence & gate will not exceed six feet in height with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing period. Post-completion the rear yard permeable space will be 47%. See attached drawings. **AMENDMENT 10/21/2019: Accessory Building and above plans are void.** This project is now landscaping and site Improvements. Any new and existing vegetation will not obscure the view of the main house. New vegetation will be added to the front of the structure with no changes to hardscapes. In the rear of the property, the existing patio, walkways and turf areas will be reworked using existing and new materials. Existing permeable pavers will be used to rework the existing patio and add a, 3'-0" max, pathway to driveway. Behind the garage, new Tumbled Bluestone Stepping stones will be add to the existing gravel area. A new, 3'-0" max, stone pathway will be added from the driveway to the rear of the garage. The existing turf will be reworked and new vegetation will be added for screening. Post-completion the rear yard permeable space will be 20.5%.

Continued on the next page.


10/21/2019

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15) and Accessory Buildings (page 8.9) have been met.

If changes to the approved plans are needed, please contact staff as soon as possible. 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

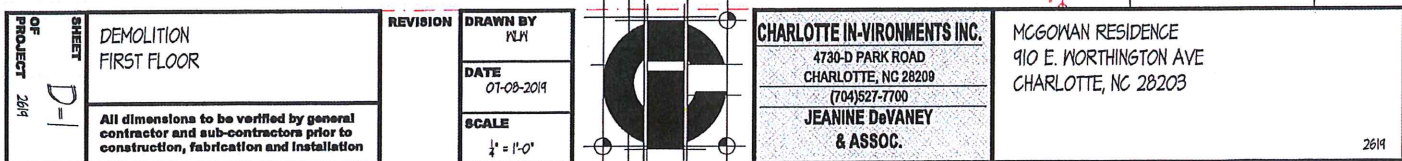
2619

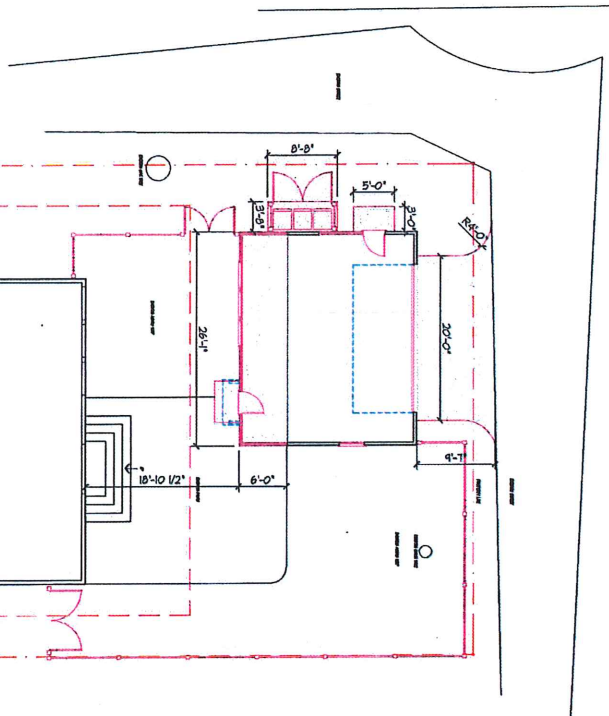
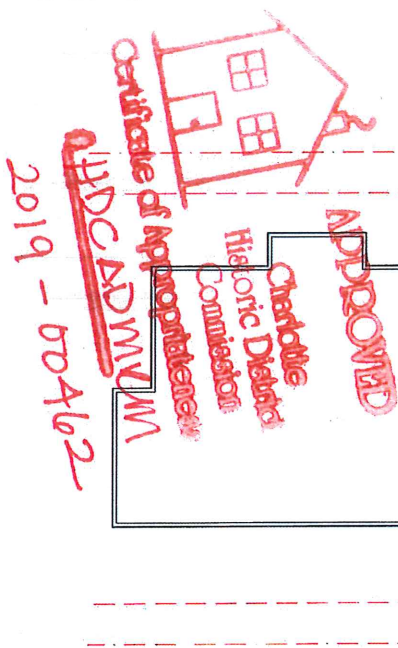
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Certificato di rappresentanza

2019-00462





ZONING INFORMATION

R-5 - SETBACKS
FRONT - 20 FEET 30 PER DEED
SIDES - 5 FEET
REAR - 35 FEET

EXISTING 2.5 STORY FRAMED HOUSE WITH DETACHED GARAGE

NEW 2 CAR GARAGE ADDITION

SQUARE FOOTAGE
EXISTING MAIN FLOOR - 3480 SF HEATED
EXISTING 2ND FLOOR - 931 SF HEATED
EXISTING TOTAL HEATED - 7177 SF

EXISTING GARAGE - 417 SF

EXISTING DRIVEWAY - 123 SF (TO BE REMOVED)
EXISTING PATIO - 576 SF (56 SF TO BE REMOVED)

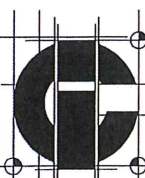
NEW GARAGE ADDITION - 556 SF
NEW DRIVEWAY - 110 SF

BACKYARD SF - 2844 SF
50% = 1424.5 SF

EXISTING BACKYARD FOOTPRINT - 1116 SF
NEW FOOTPRINT ADDED - 220 SF
NEW TOTAL BACKYARD FOOTPRINT - 1336 SF (1424.5 SF MAX)

47%

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A-3	NEW LEFT & RIGHT ELEVATIONS
E-1	ELECTRICAL PLAN FIRST FLOOR
S-1	FOUNDATION
S-2	FIRST FLOOR FRAMING
S-3	ROOF PLAN
S-4	STRUCTURAL DETAILS
S-5	STRUCTURAL NOTES

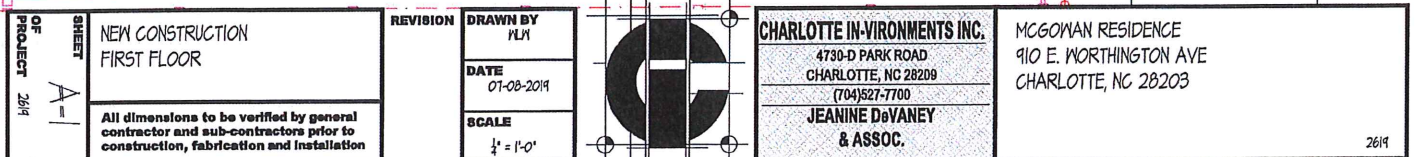
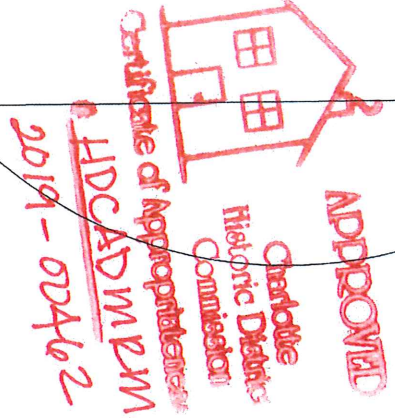


CHARLOTTE IN-VIRONMENTS INC.
4730-D PARK ROAD
CHARLOTTE, NC 28209
(704)527-7700
JEANINE DeVANEY
& ASSOC.

MCGOWAN RESIDENCE
910 E. WORTHINGTON AVE
CHARLOTTE, NC 28203

SHEET 6-1 OF PROJECT 2619	SITE PLAN & TABLE OF CONTENTS
	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

REVISION	DRAWN BY PLM
DATE 07-08-2019	SCALE 1" = 10'-0"

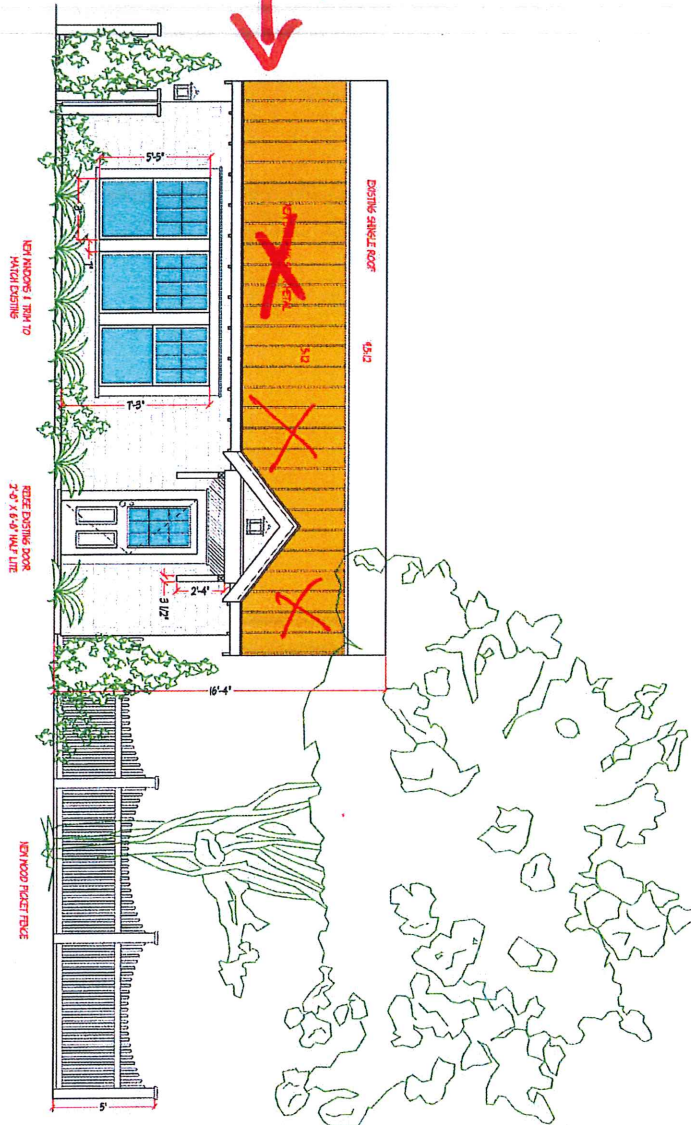


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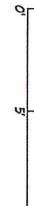
MCGOWAN GARAGE
 NEW REAR ELEVATION
 SCALE 1/4" = 1'-0"



HINGLE

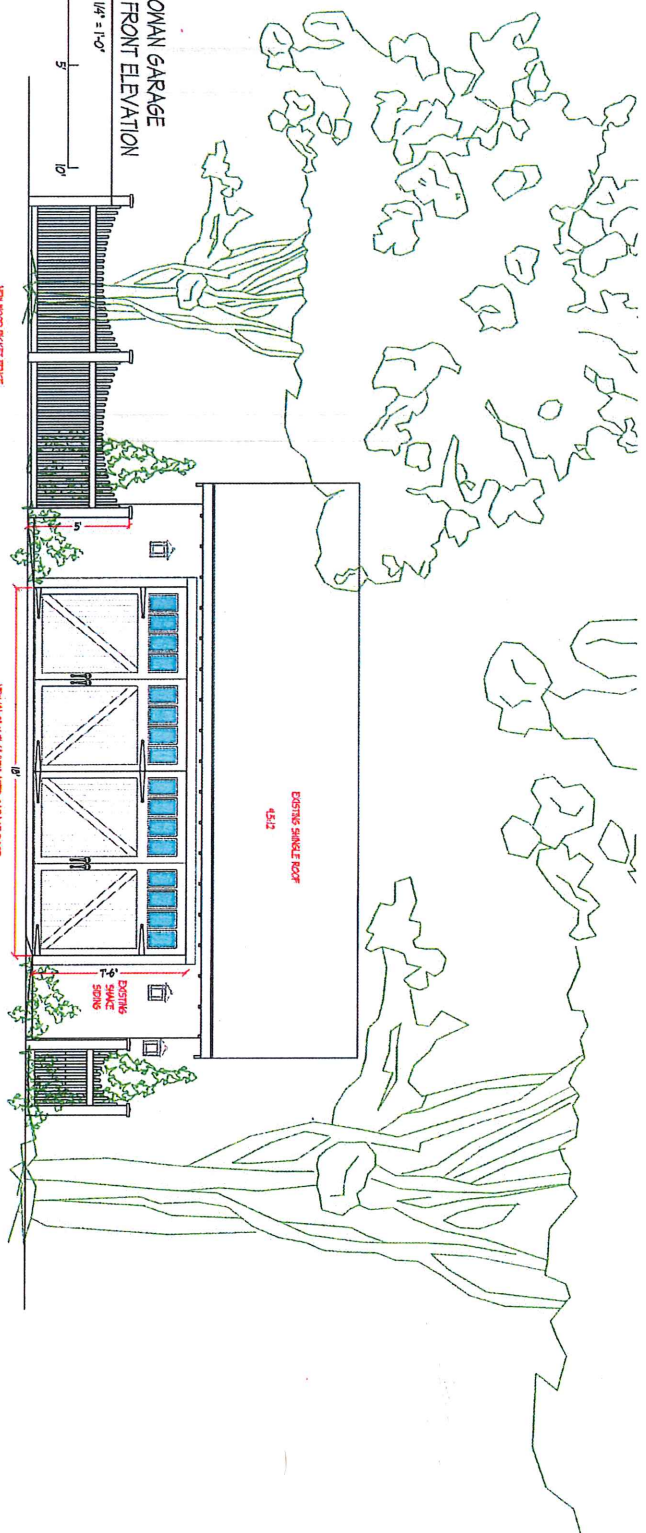


MCGOWAN GARAGE
 NEW FRONT ELEVATION
 SCALE 1/4" = 1'-0"



NEW WOOD POCKET FENCE

NEW 8'-0" x 7'-4" REAR DOOR
 10'-0" MINIMUM HEIGHT FOR 10'-0" DOOR



SHEET
 A-2
OF
 PROJECT 2619

NEW FRONT & REAR ELEVATIONS

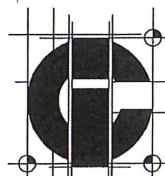
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REVISION

DRAWN BY
 PLM

DATE
 07-08-2019

SCALE
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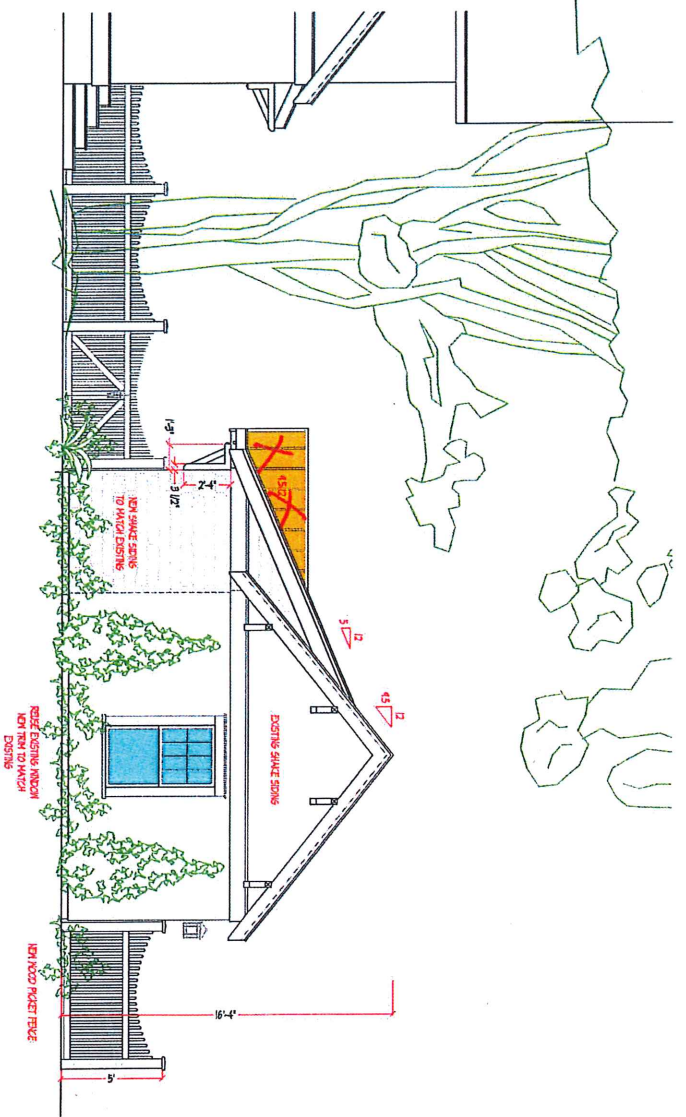
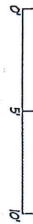


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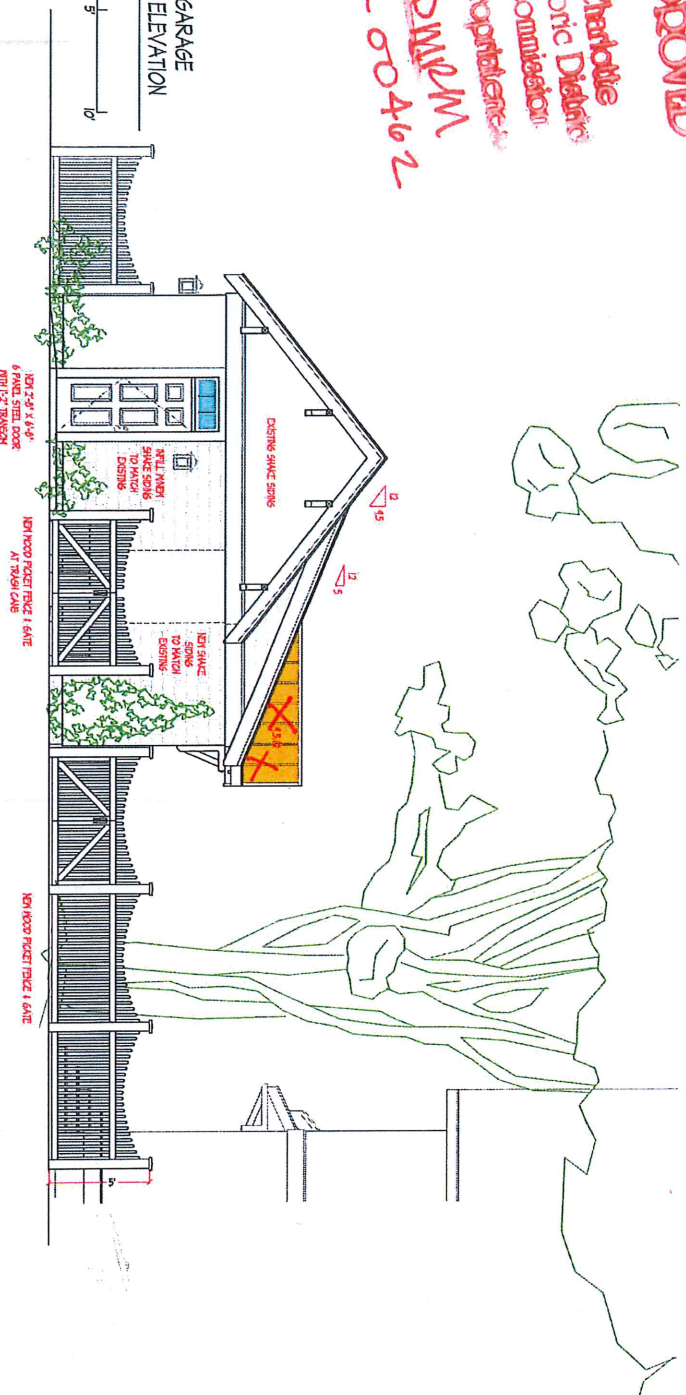
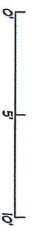
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MCGOWAN GARAGE
NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"



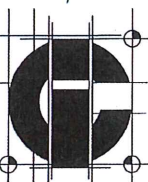
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MCGOWAN GARAGE
NEW RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



SHEET A-3 OF PROJECT 26/1	NEW LEFT & RIGHT ELEVATIONS
	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

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	DATE 07-08-2019
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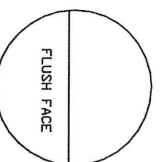


CHARLOTTE IN-VIRONMENTS INC. 4730-D PARK ROAD CHARLOTTE, NC 28209 (704)527-7700 JEANINE DeVANEY & ASSOC.
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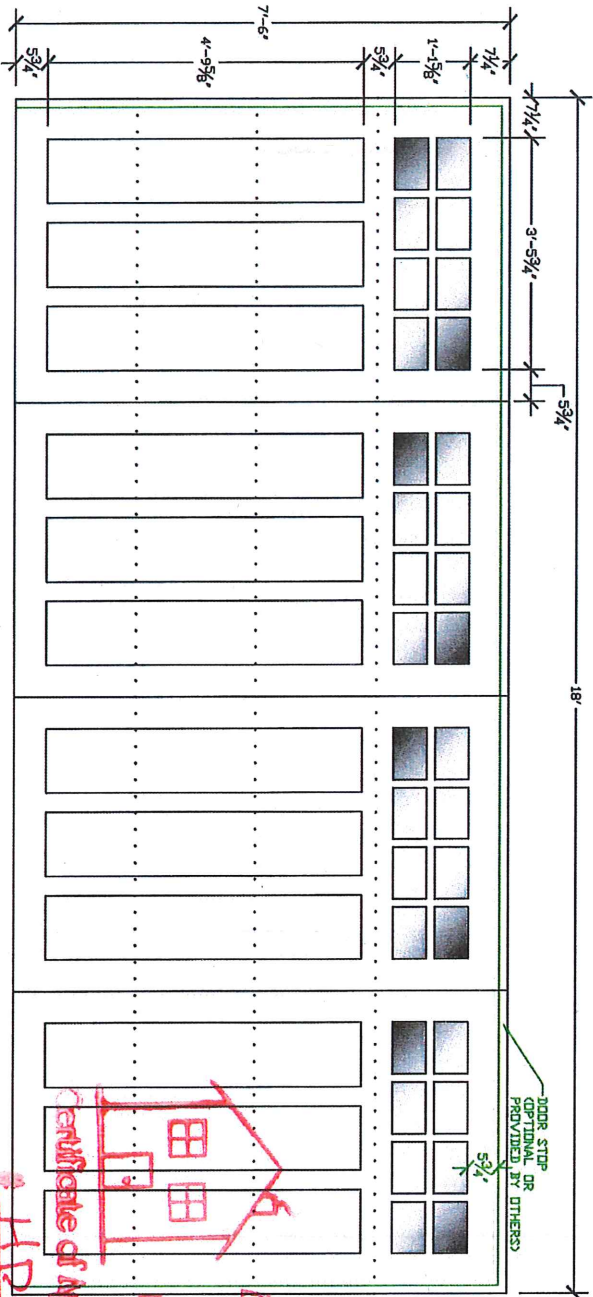
MCGOWAN RESIDENCE 910 E. WORTHINGTON AVE CHARLOTTE, NC 28203	26/19
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Barringer House Door

COMPANY



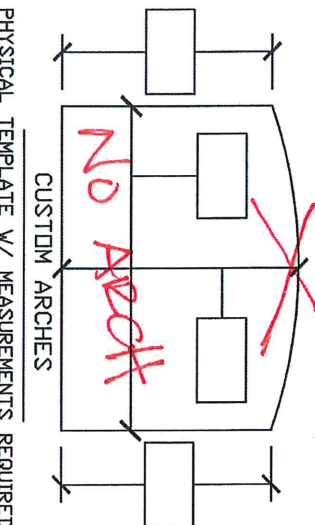
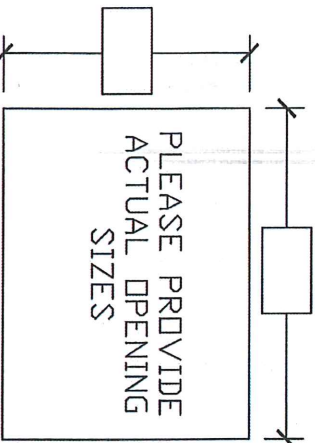
AS SHOWN ON DRAWING
NOT TO SCALE



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*ALL PROVIDED DIMENSIONS ARE NOMINAL ± 1/4" *



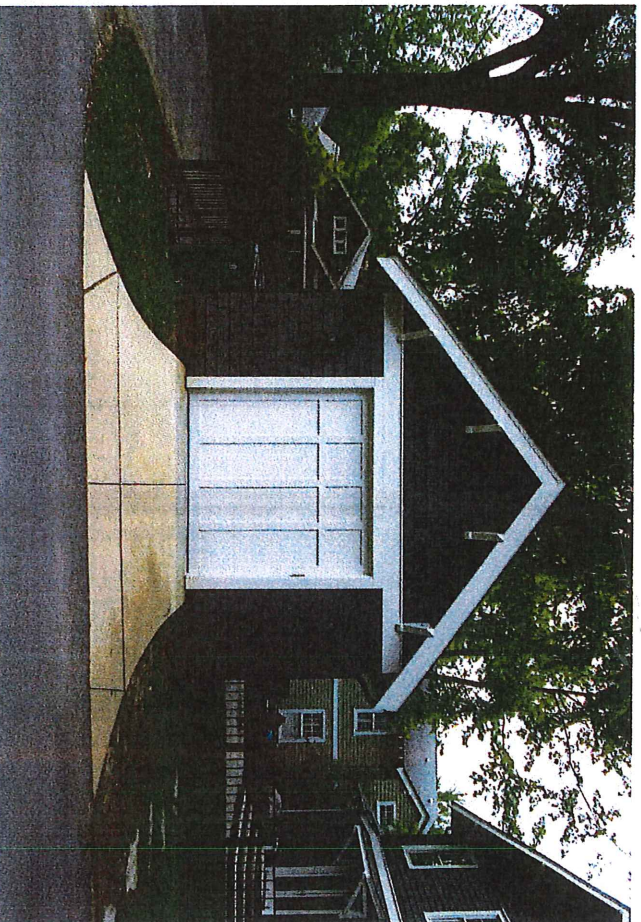
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<input type="checkbox"/> DEER EDGE	<input type="checkbox"/>	1X6	5 3/4"
<input type="checkbox"/> EASED EDGE	<input type="checkbox"/>	1X4	3 1/2"
<input type="checkbox"/> CHAMFER EDGE	<input type="checkbox"/>	1X4	3 1/2"
COMPANY NAME AA - CHARLOTTE		SECTION CUT/SCALE 1X6 5 3/4"	
JOB NAME: ANDREW ROBY CONST.		DOOR SIZE (W X H) 4 8" = 1'	
DOOR MATERIAL: RIGIDPLY/EXTRA		PROPOSAL # 50377	
DOOR SIZE (W X H) 18'X7'6"		NOMINAL THIN DIMENSIONS ± 1/4"	
SIGN HERE FOR APPROVAL _____ DATE _____			



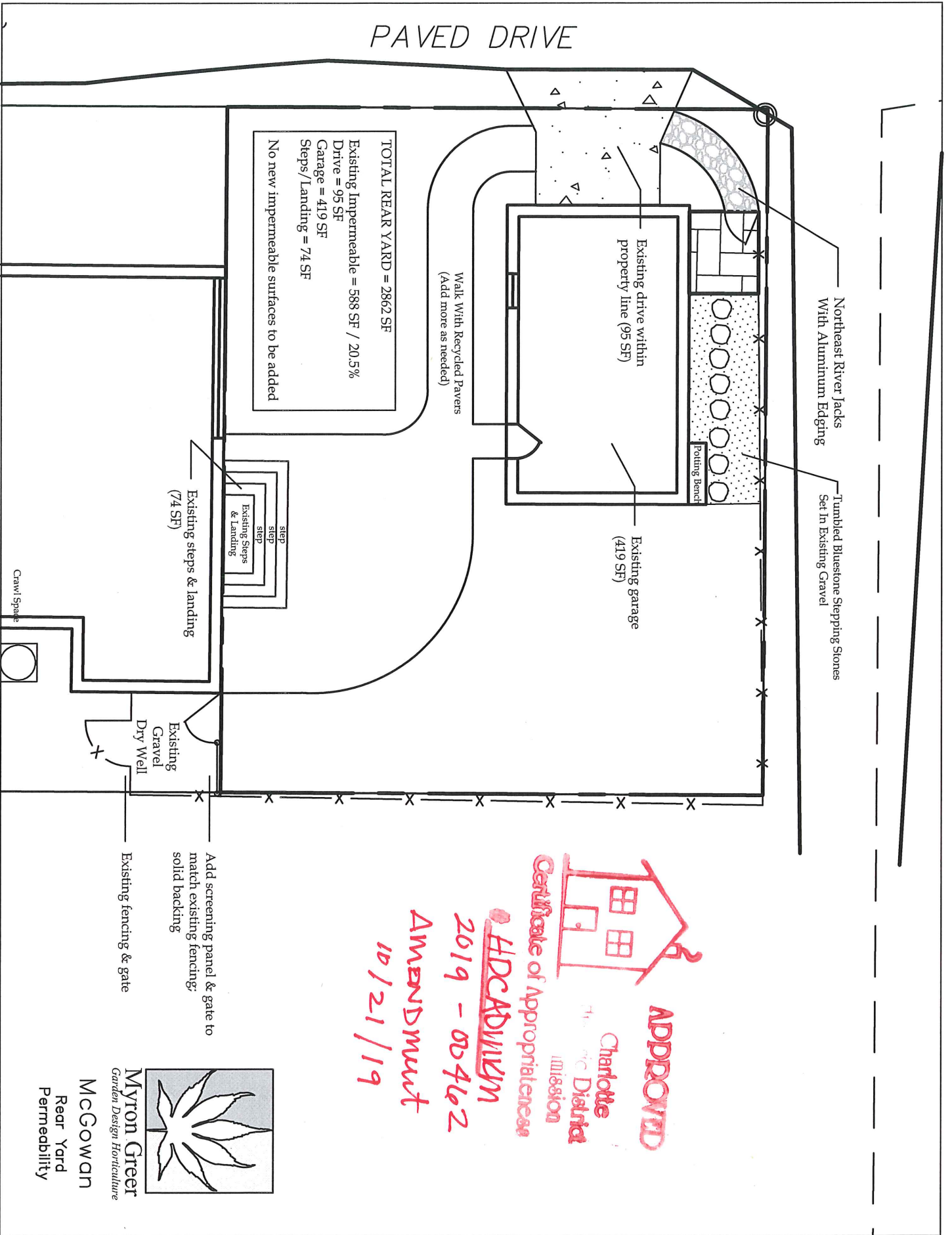
EXISTING PHOTOS



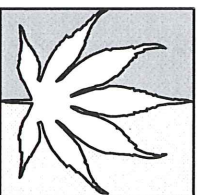
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PAVED DRIVE



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 Amendment
 10/21/19



Myron Greer
 Garden Design Horticulture
McGOWAN
 Rear Yard
 Permeability



Back 3



Back 4



Back 5



Back 6



Back 7



Back 8



Back River Birch



Behind Garage



Dry Well Area



Front Foundation



Front Left J Maple



Front Left Porch



Front Median



Front Right 1



Front Right Walk



Front



Garage Drive



Left Side 1



Left Side 2



Left Side 3



Right 1



Back 1



Back 2

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