



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-283

DATE: 21 December 2015

ADDRESS OF PROPERTY: 515 E. Kingston Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12308508

OWNER(S): Michael L. Schwartz

APPLICANT: Matthew E. Johnson

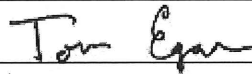
DETAILS OF APPROVED PROJECT: The project is a rear dormer addition, changes to windows and doors, and a new deck. The rear dormer will tie in 6" below the ridge of the house. Exterior details of the addition are wood shingle siding, wood windows with trim to match existing, and roof trim and details to match existing, see exhibit labeled 'Rear Elevation – December 2015'. The project also includes the enclosure of a small covered rear entry and the relocation of the rear entry door; see exhibits labeled 'Floor Plan – December 2015' and 'Left Elevation – December 2015'. On the right elevation window changes will be made with as noted on the exhibit labeled 'Right Elevation – December 2015.' The new windows, trim, and header heights will match existing. A new wood deck will be added to the rear. The deck will measure 14'-6" x 20', see exhibit labeled 'Site Plan – December 2015' and 'Rear Elevation – December 2015.' The deck rails will be horizontal wood with details and dimensions noted on exhibit labeled 'Left Elevation – December 2015.'

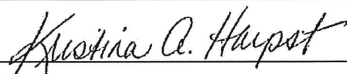
- Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 39: Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
- Work in Rear Yards, page 64.
- Replacement Windows and Doors, page 26.
- This application is in compliance with the Policy & 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.


Chairman


Staff

ELEVATION NOTES

1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.

2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.

3. DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.

4. PROVIDE FLASHING PER CODE AT ALL ROOF/WALL CONNECTIONS AND ROOF/CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASONRY.

5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.

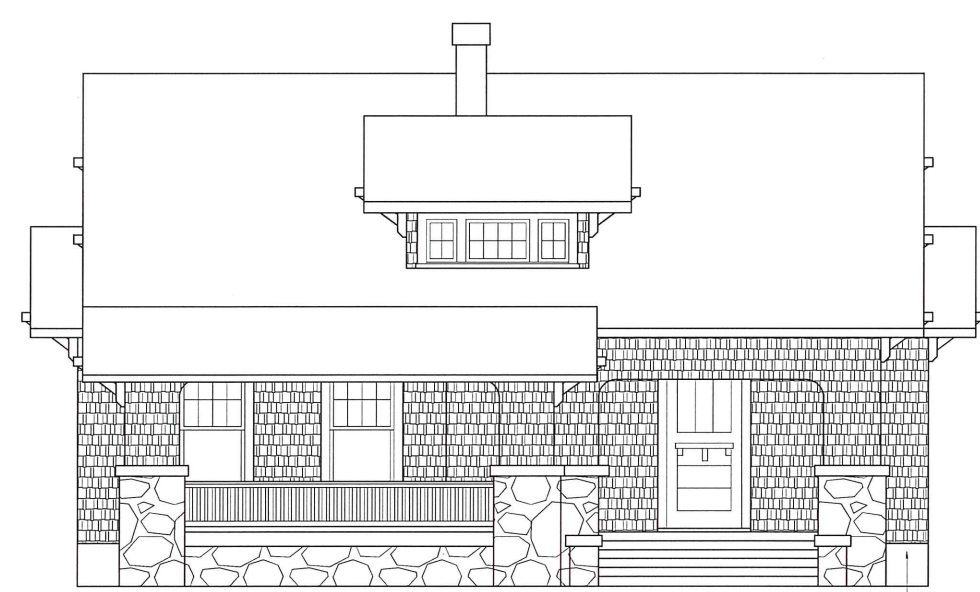
Real Elevation - December 2015

APPROVED

Charlotte
Historic District
Commission

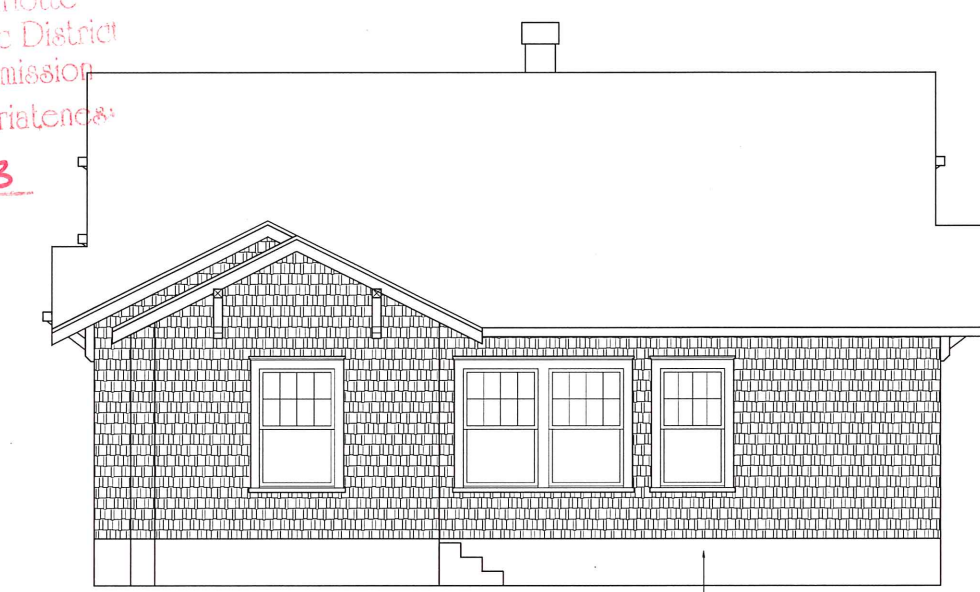
Certificate of Appropriateness

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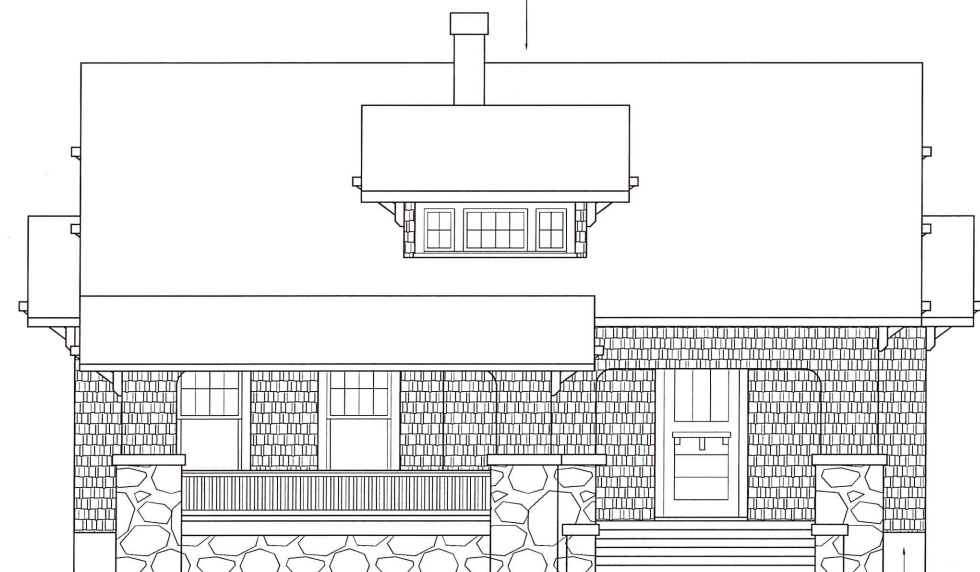
1 FRONT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

EXISTING PAINTED
PARGE COAT OVER MASONRY



3 REAR ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

EXISTING PAINTED
PARGE COAT OVER MASONRY



2 FRONT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

EXISTING PAINTED
PARGE COAT OVER MASONRY

- NEW < 2.12 SHED DORMER
W/ CONT. SNOW& ICE
UNDERLAYMENT W/ 30 YR
ARCH. ASPHALT SHINGLES
TO MATCH EXISTING
- 6X6 BARGE BRACKET
TO MATCH EXISTING
(SKELETAL BOXING
TO MATCH EXISTING)
- 1X6 FACIA
TO MATCH EXISTING
- WOOD WDWS
TO MATCH EXISTING
- CEDAR SIDING W/
WOVEN CORNERS
TO MATCH EXISTING



4 REAR ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

- PT 6X6 POSTS
- PT WOOD DECK
- HORIZ. 1X4 RAILS
TO MATCH EXISTING
GARDEN SHED
- PT STAIRS TO GRADE
- EXISTING PAINTED
PARGE COAT OVER MASONRY

2³

DRAFTSMAN
+
DESIGN

MATT JOHNSON
222 W. PARK AVE
CHARLOTTE, NC
28203
704.609.3253

PROPOSED ADDITIONS/RENOVATIONS

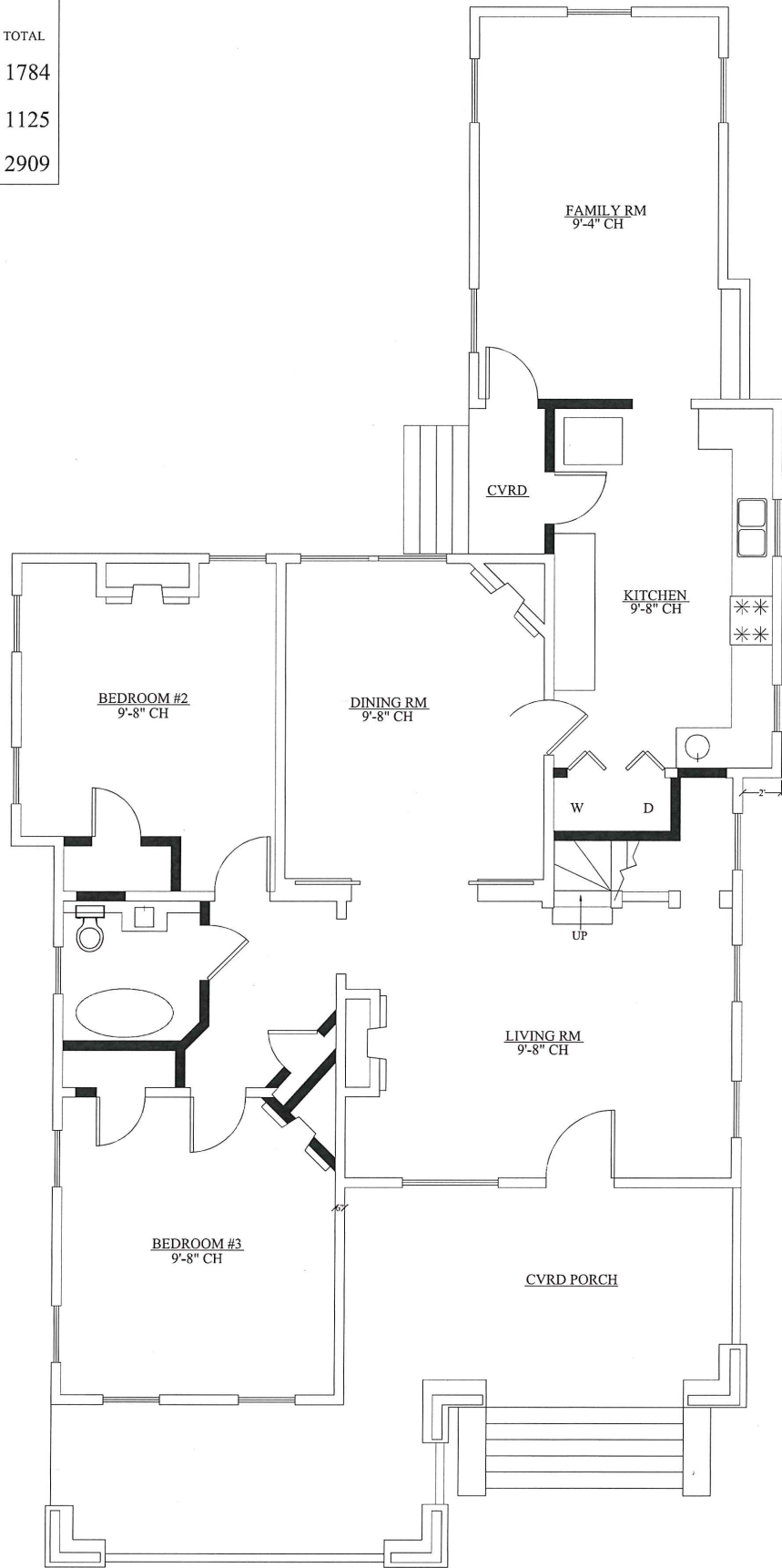
515 E. KINGSTON AVE
CHARLOTTE, NC 28203

SHEET:
A3

DEC. 2015

REV:

HEATED AREA TOTALS:				
**APPROX.				
	EXIST.		NEW	TOTAL
1st:	1754	+	30	= 1784
2nd:	788	+	337	= 1125
	2542	+	367	= 2909

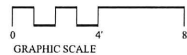


LEGEND:

— EXISTING WALL

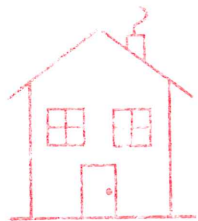
— WALL SECTION TO BE REMOVED

1 1st FLOOR PLAN - AS BUILT
SCALE: 1/4" = 1'-0"



1754 HEATED S.F.

Floor Plan - December 2015

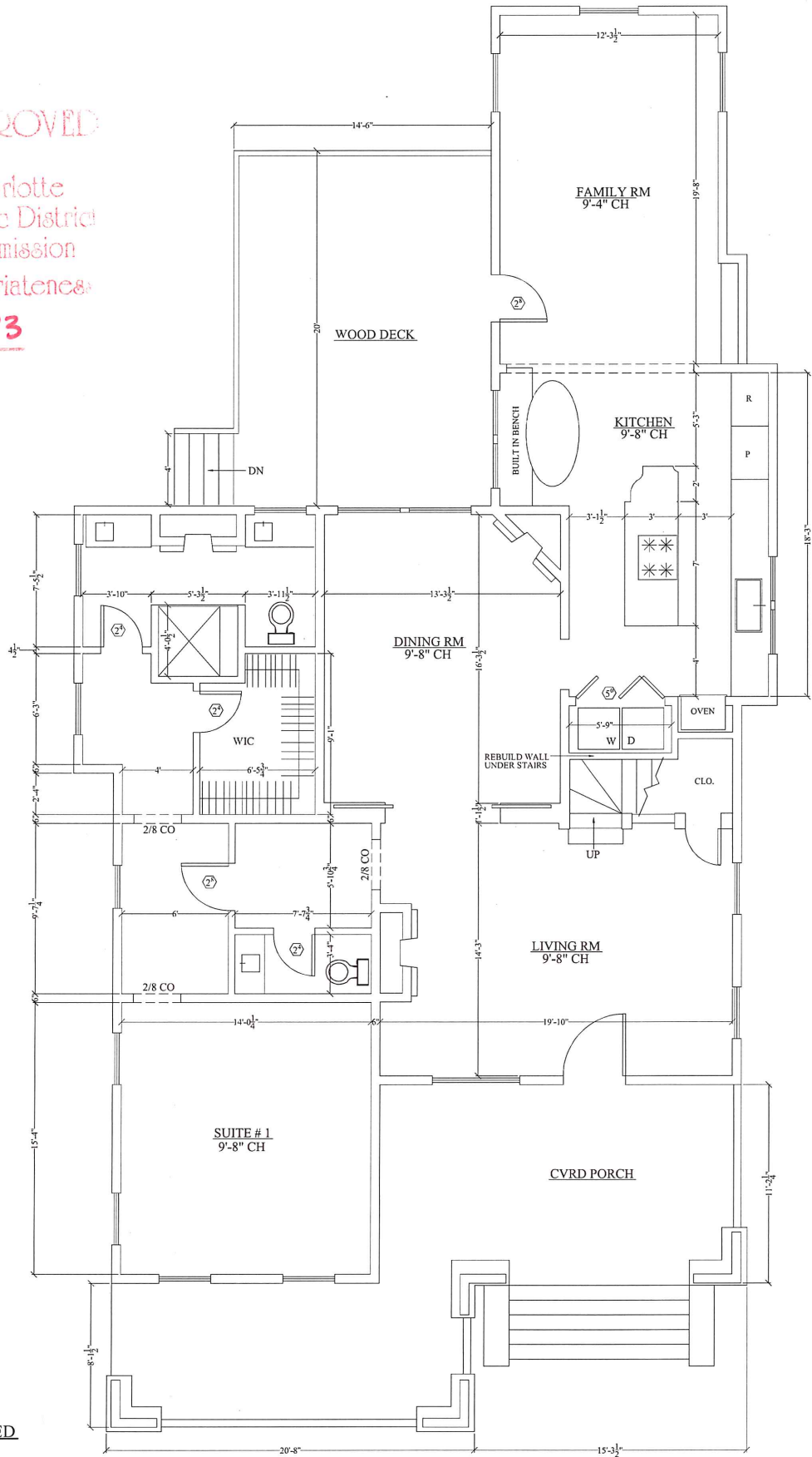


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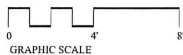
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NOTE:
MEASUREMENTS ARE +/-
CONTRACTOR TO FIELD VERIFY
ALL MEASUREMENTS.
WALLS ARE MEASURED TO ASSUMED
FINISHES. WDW & DOOR RO'S
NOT PROVIDED. CONTACT
MANUFACTURER/SUPPLIER FOR RO'S.

2 1st FLOOR PLAN - RENOVATED
SCALE: 1/4" = 1'-0"



1784 HEATED S.F.

2³

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515 E. KINGSTON AVE
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SHEET:

A1

DEC. 2015

REV:

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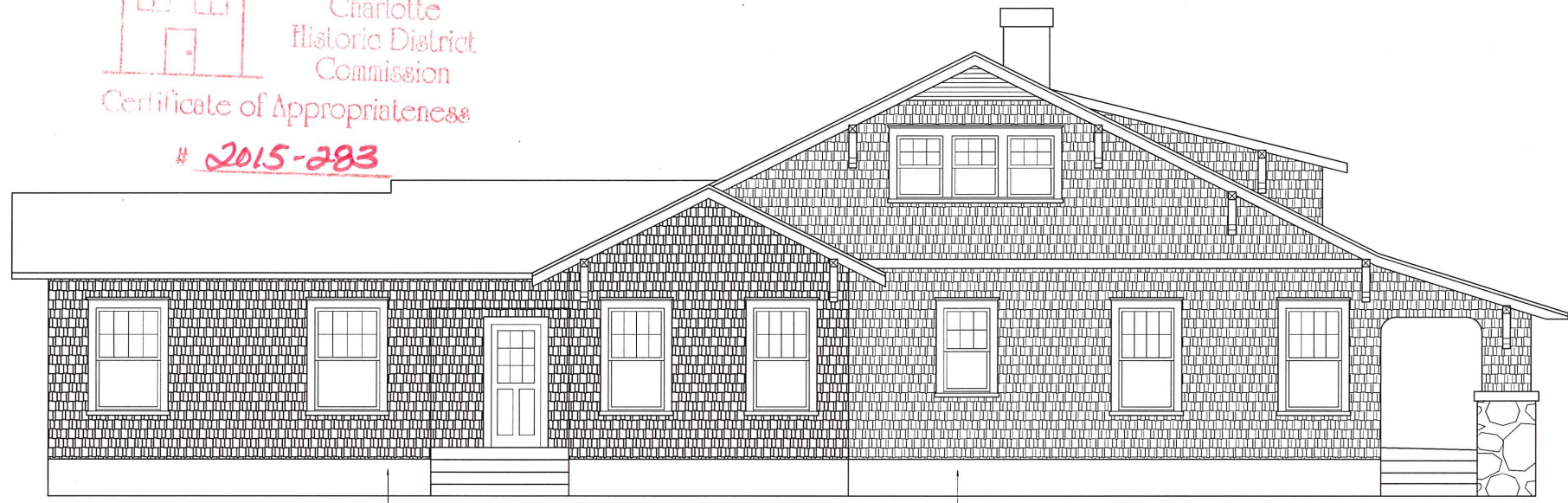
Left Elevation - December 2015

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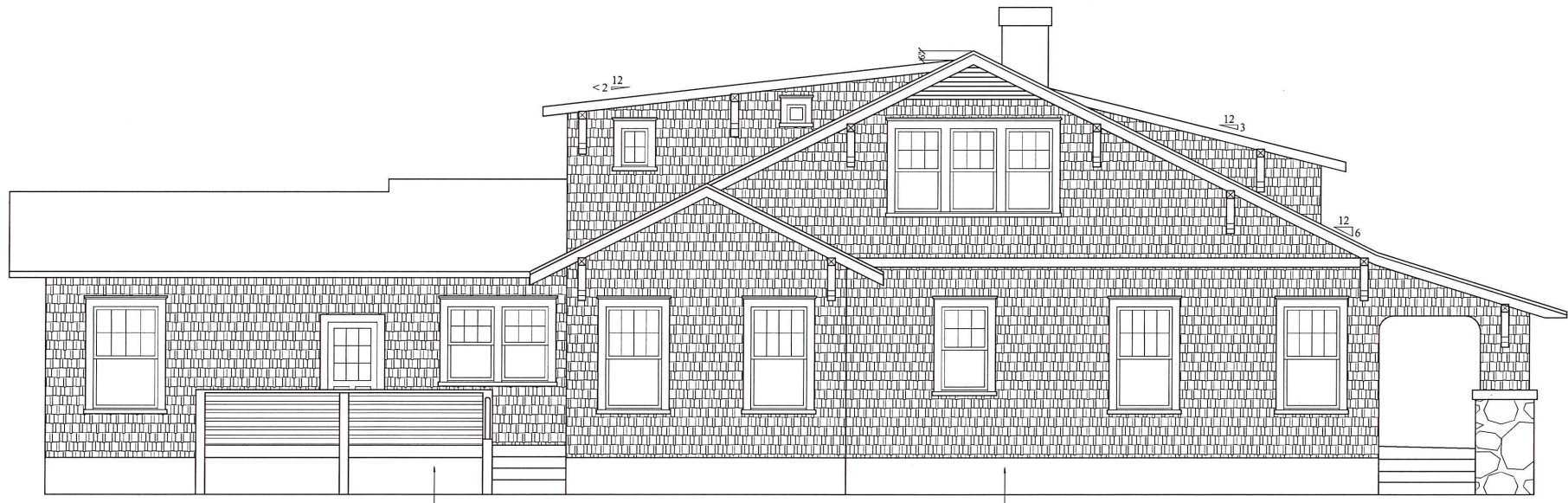
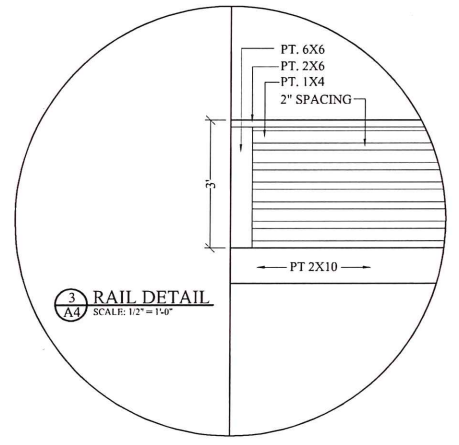
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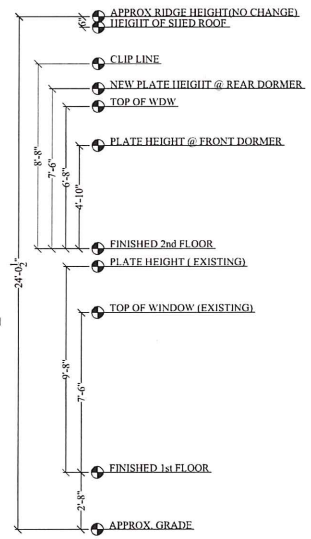
1 LEFT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

EXISTING PAINTED
PARGE COAT OVER MASONRY



2 LEFT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

EXISTING PAINTED
PARGE COAT OVER MASONRY



2³

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515 E. KINGSTON AVE

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SHEET:
A4

DEC. 2015

REV:

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Right Elevation - December 2015

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1 AS
RIGHT ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"



2 AS
RIGHT ELEVATION - RENOVATED
SCALE: 1/4" = 1'-0"

2³

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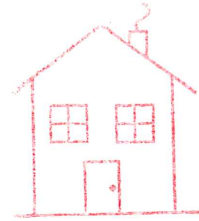
515 E. KINGSTON AVE
CHARLOTTE, NC 28203

SHEET:
A5

DEC. 2015

REV:

Site Plan - December 2015

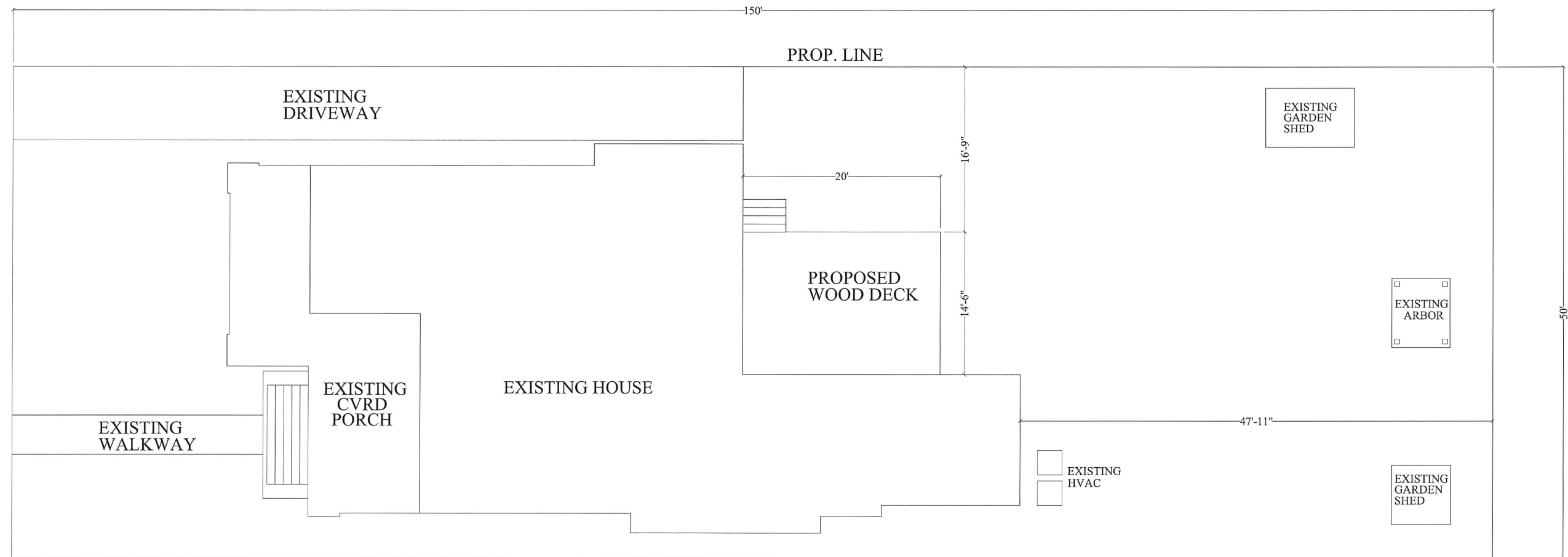


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① SITE PLAN
ST1 SCALE: 3/16" = 1'-0"

2³

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SHEET:

ST1

DEC. 2015

REV: