



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** 2018-00147

**DATE:** May 11, 2018  
16 April 2019 - Renewal

**ADDRESS OF PROPERTY:** 316 East Worthington Avenue

**TAX PARCEL NUMBER:** 12105614

**HISTORIC DISTRICT:** Dilworth

**APPLICANT/OWNER(S):** Zac Alsentzer, Alter Arch./John and Karen Fletcher

**DETAILS OF APPROVED PROJECT:** The project is an addition, new windows and doors, standing seam metal porch roof, and metal arbor on the left side. The addition includes the enlargement of the side gable dormers. New materials include wood siding and brick. New doors and windows are simulated true divided lights (STD). Garage doors are carriage style with approvable exterior cladding - Wood, metal or composite. Vinyl is not an approved material.

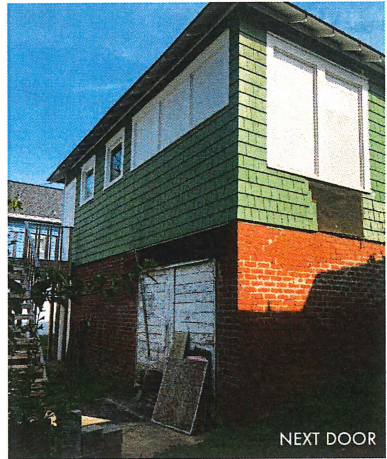
This project was approved by the Historic District Commission on May 9, 2018.

- 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.

Chairman

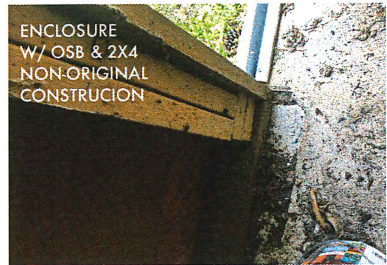
Staff



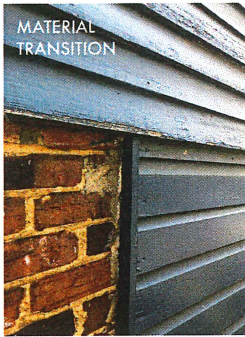
NEXT DOOR



NON-ORIGINAL ENCLOSURE

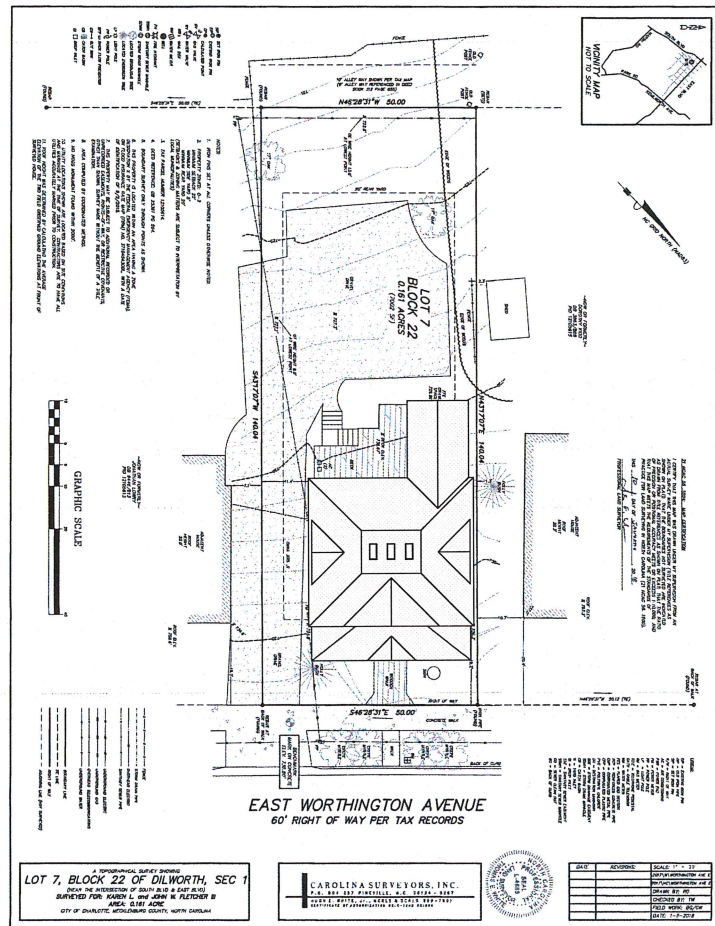


ENCLOSURE  
W/ OSB & 2X4  
NON-ORIGINAL  
CONSTRUCTION

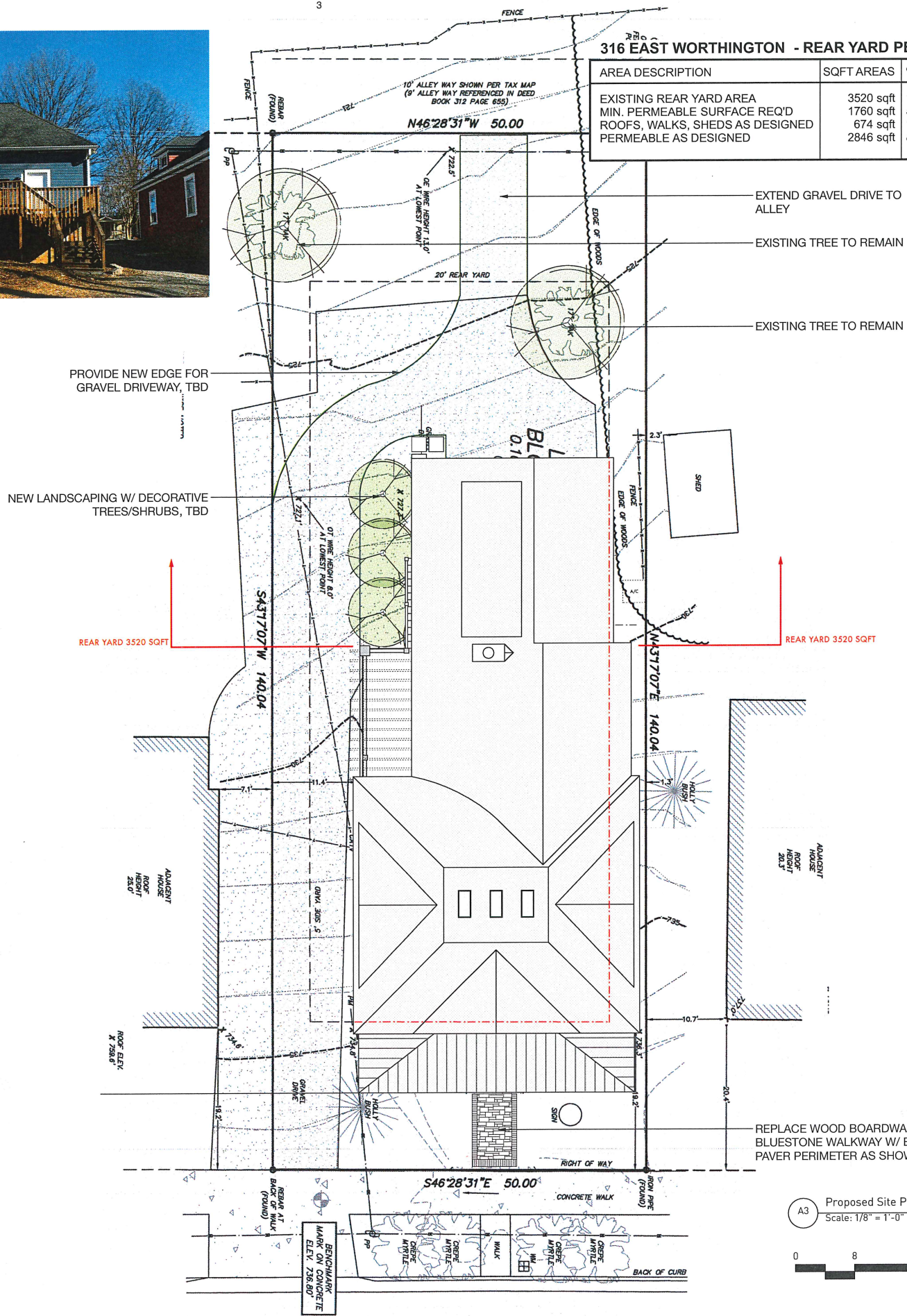


MATERIAL  
TRANSITION

### EXISTING REAR ELEVATIONS (parking/storage)



A1 Survey (By Others - For Reference Only)  
Scale: 1" = 20' ft



### 316 EAST WORTHINGTON - REAR YARD PERMEABILITY CALCULATIONS

AREA DESCRIPTION	SQFT AREAS	% CALCULATIONS
EXISTING REAR YARD AREA	3520 sqft	100%
MIN. PERMEABLE SURFACE REQ'D	1760 sqft	50%
ROOFS, WALKS, SHEDS AS DESIGNED	674 sqft	19%
PERMEABLE AS DESIGNED	2846 sqft	81%

FROM BACK OF ORIGINAL HOUSE  
MIN. PERMEABLE (OPEN) REQ'D  
COVERED SURFACE AREA DESIGNED  
PERMEABLE (OPEN) AS DESIGNED

EXTEND GRAVEL DRIVE TO ALLEY

EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN

PROVIDE NEW EDGE FOR GRAVEL DRIVEWAY, TBD

NEW LANDSCAPING W/ DECORATIVE TREES/SHRUBS, TBD

REPLACE WOOD BOARDWALK W/ BLUESTONE WALKWAY W/ BRICK PAVER PERIMETER AS SHOWN

A3 Proposed Site Plan  
Scale: 1/8" = 1'-0"



Mark	Date	Description
01	02/05/2018	As-Built / Existing Cond.
02	03/15/2018	Schematic Design
03	04/11/2018	HDC / DD / Pricing
04	04/13/2018	HDC - REV_01

Site Plan & Survey

# A001

# alter

ARCHITECTS

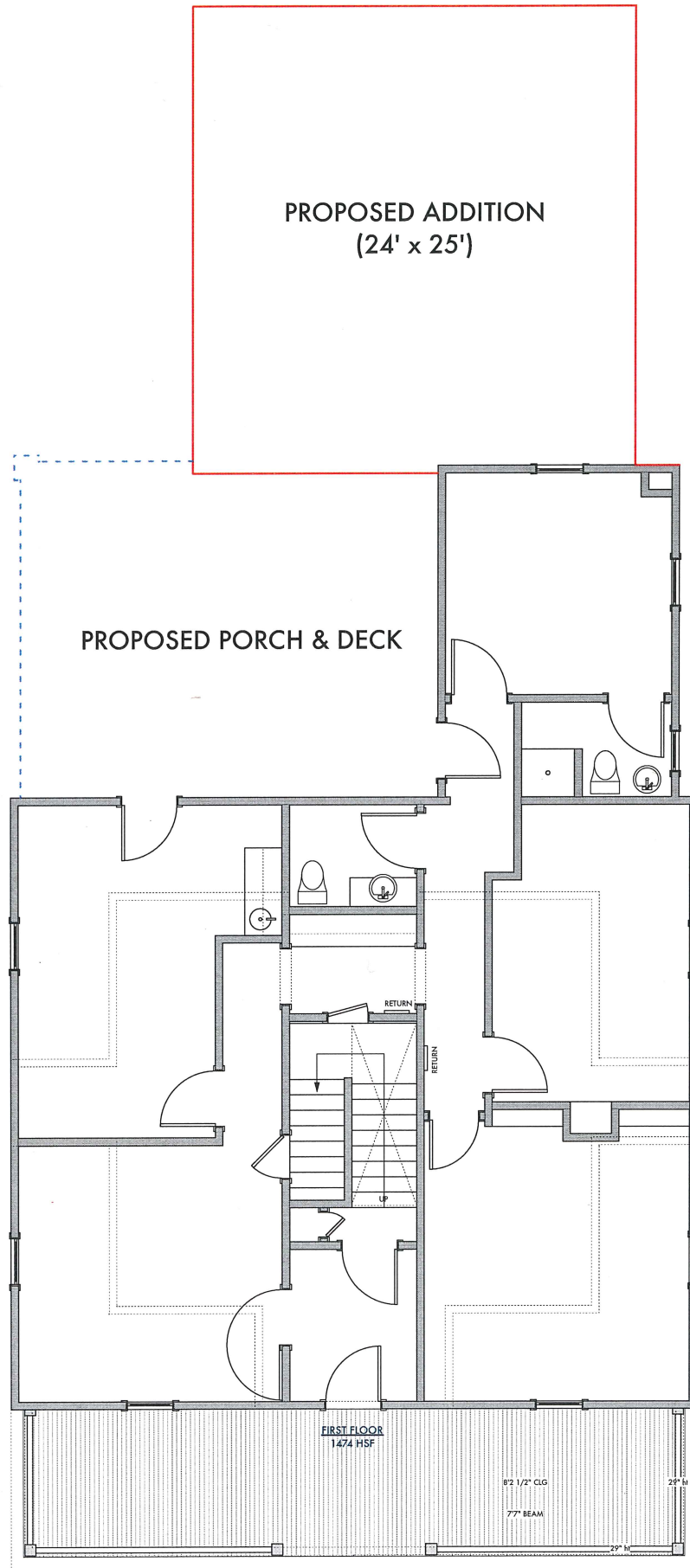
The Alter Architect's Studio, PLLC  
1821 Logie Avenue  
Charlotte, NC 28205  
alterarchitects.com  
ph: 704.577.3632



316 E. Worthington Ave.

Prepared for: John & Karen Fletcher

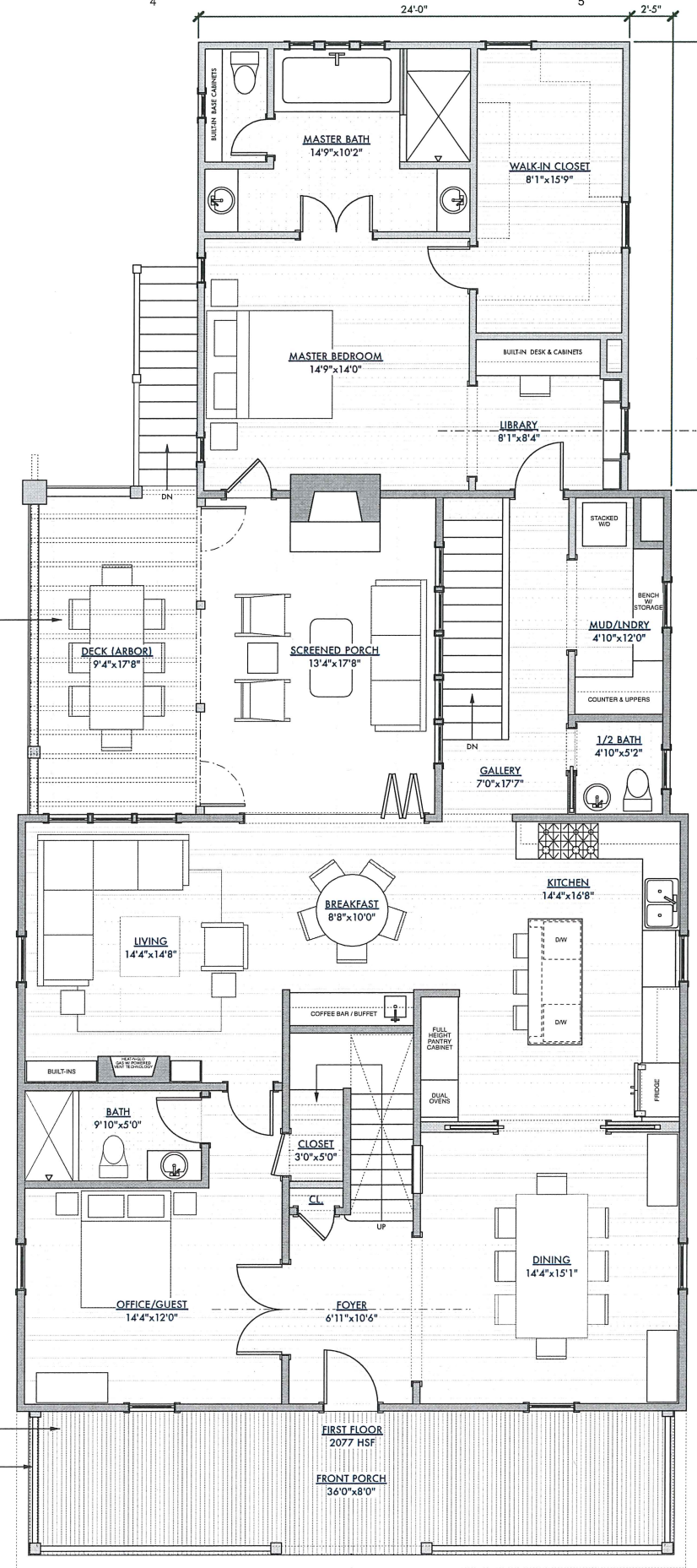
Project name/#: 316 E. Worthington. Remodel & Addition / 17028  
CAD File Name: 316EWorthington.vrx  
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A1 First Floor Plan - Existing  
Scale: 1/4" = 1'-0"

ARBOR/TRELLIS BY ARCADIA.  
POWDER COATED ALUMINUM  
TRELLIS SUPPORTED ON  
PAINTED WOOD COLUMN(S)  
AND BRICK PIER

STAINED T&G WOOD  
PORCH FLOORING  
RESTORE HANDRAILS  
AND COLUMNS TO ORIGINAL  
DETAILS. SEE 320 EAST  
WORTHINGTON AVE, VIF



A4 First Floor Plan - Proposed  
Scale: 1/4" = 1'-0"



**316 E. Worthington Ave.**

Prepared for: John & Karen Fletcher

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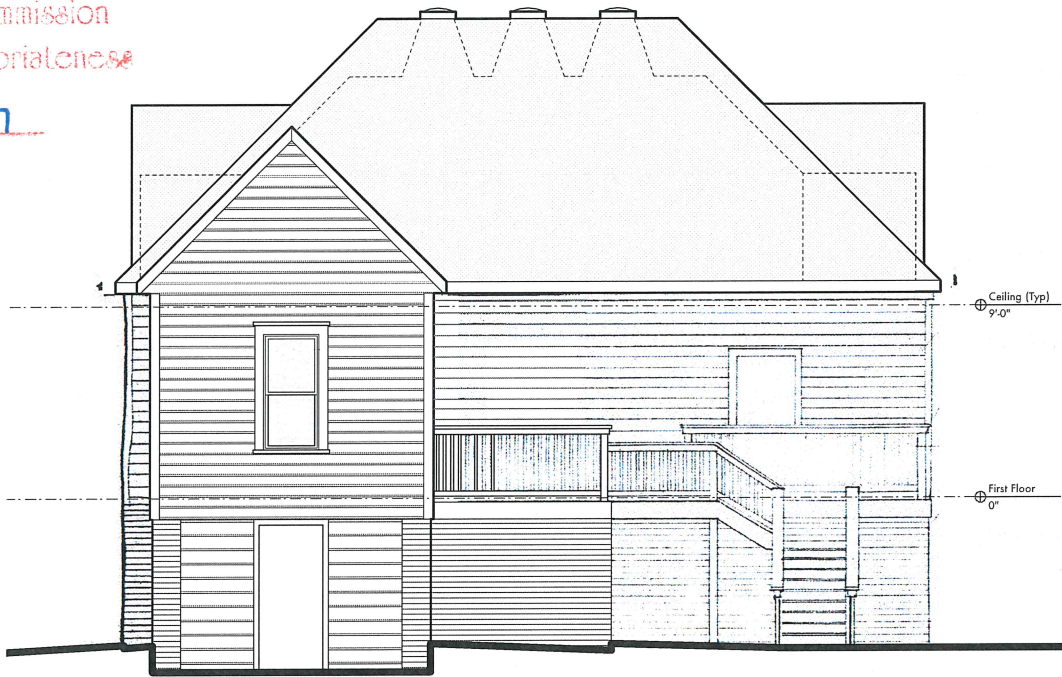


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First Floor  
Existing & Proposed

**A101**

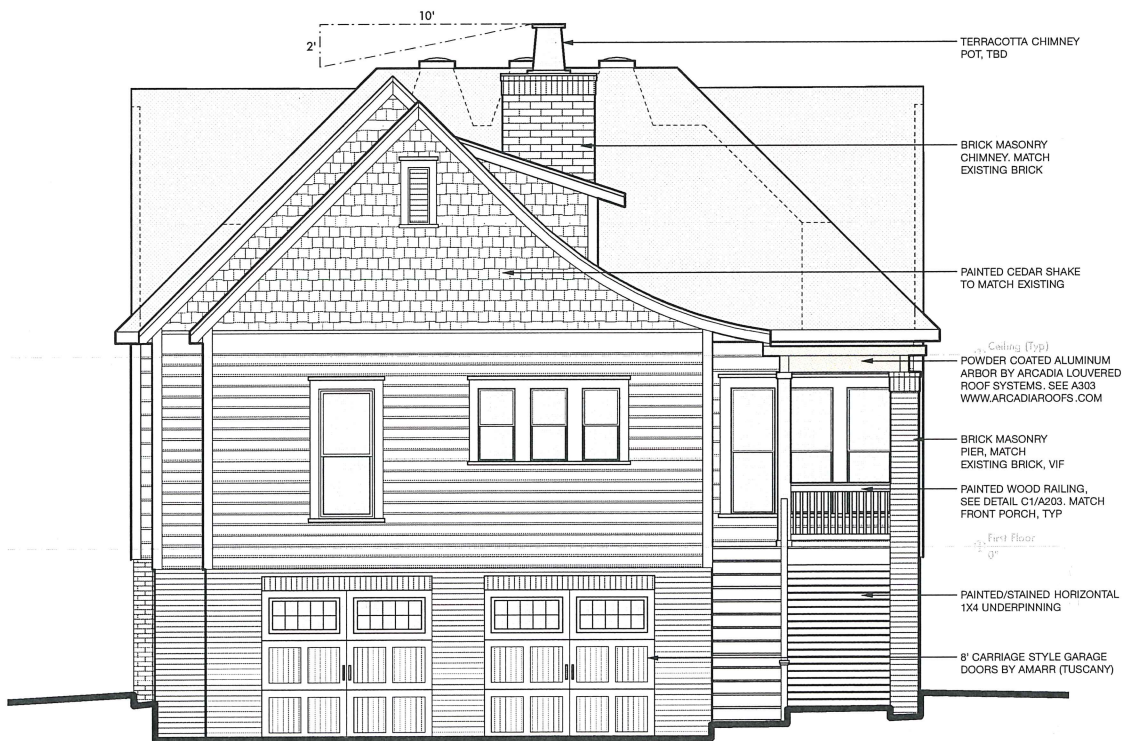


C1 Rear Elevation - Existing  
Scale: 1/4" = 1'-0"



C4 Front Elevation - Existing  
Scale: 1/4" = 1'-0"

EXISTING  
PROPOSED



A1 Rear Elevation - Proposed  
Scale: 1/4" = 1'-0"



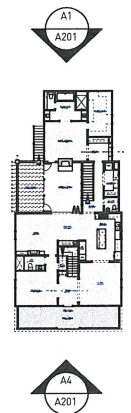
A4 Front Elevation - Proposed  
Scale: 1/4" = 1'-0"



316 E. Worthington Ave.

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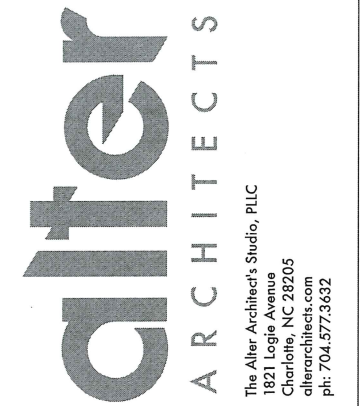
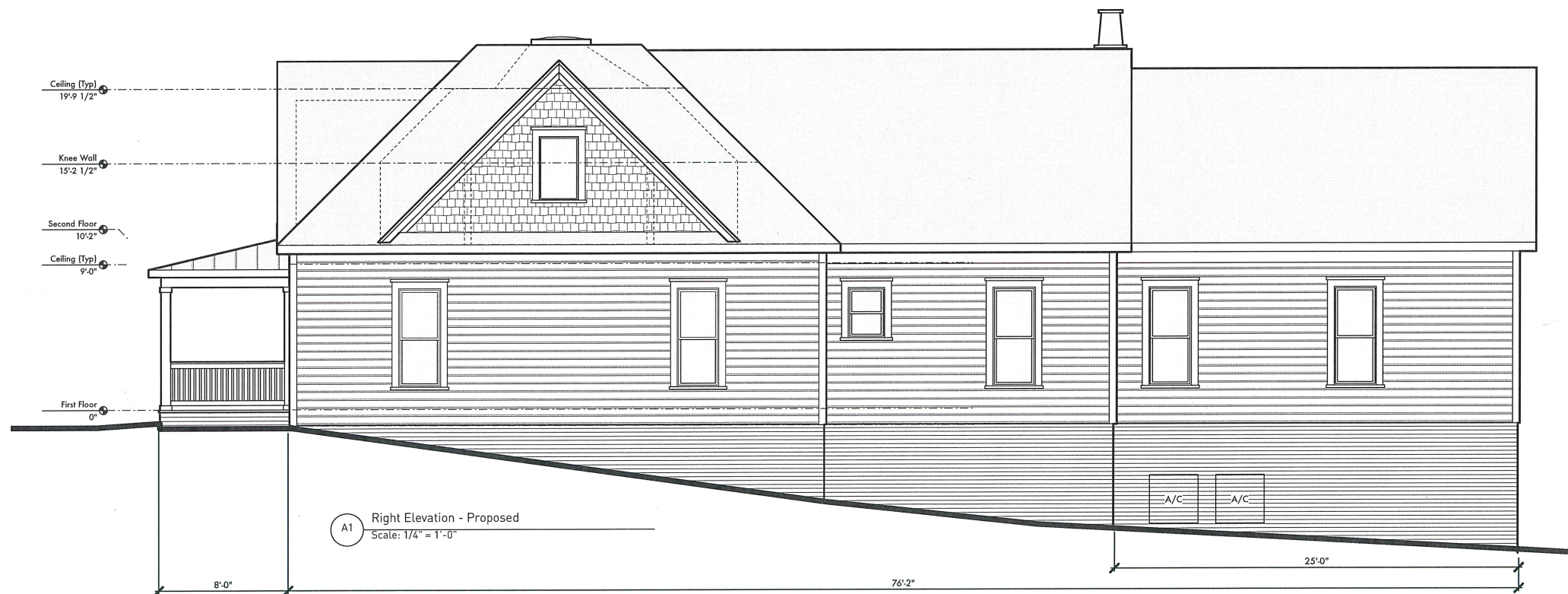
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Exterior Elevations  
Front & Rear

A201



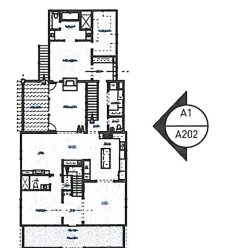
EXISTING  
PROPOSED



316 E. Worthington Ave.

Prepared for: John & Karen Fletcher

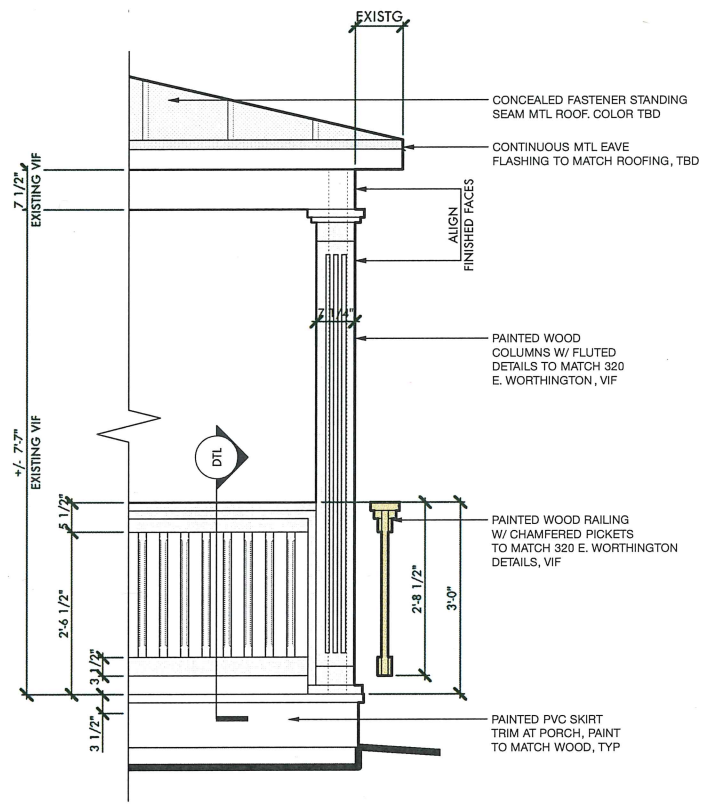
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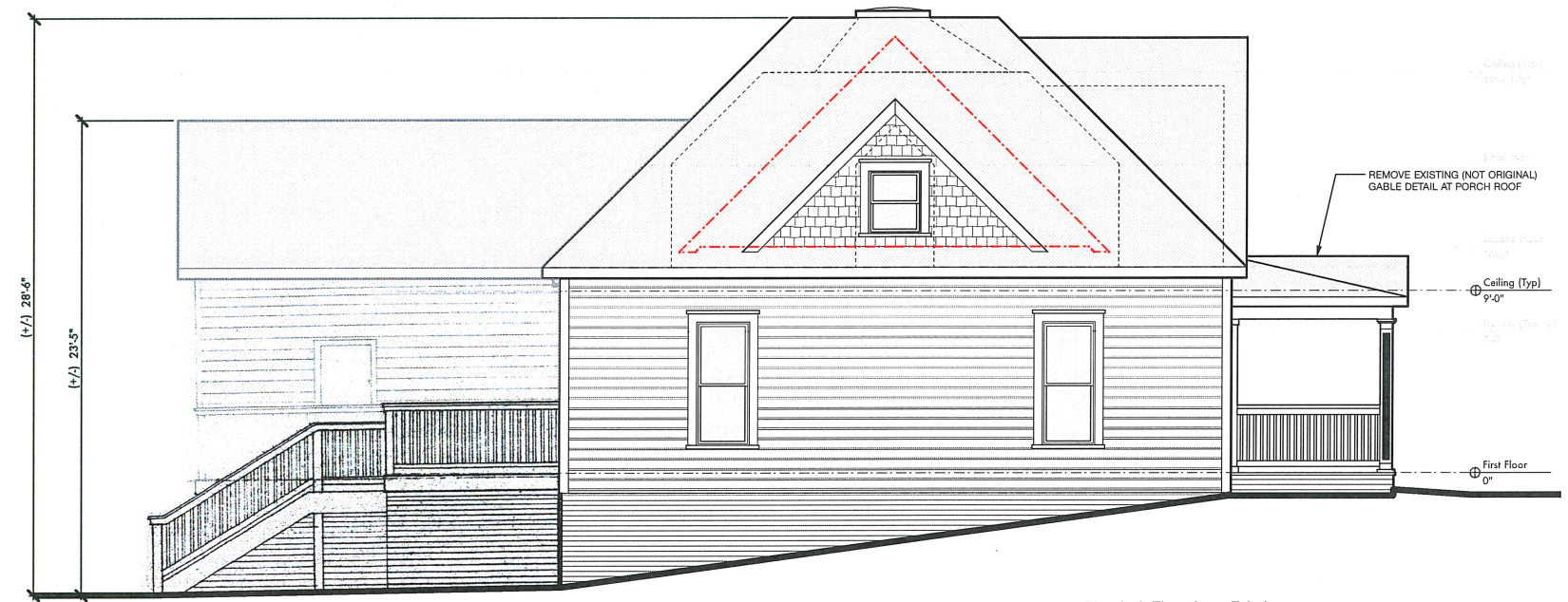
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Exterior Elevation  
Right

A202

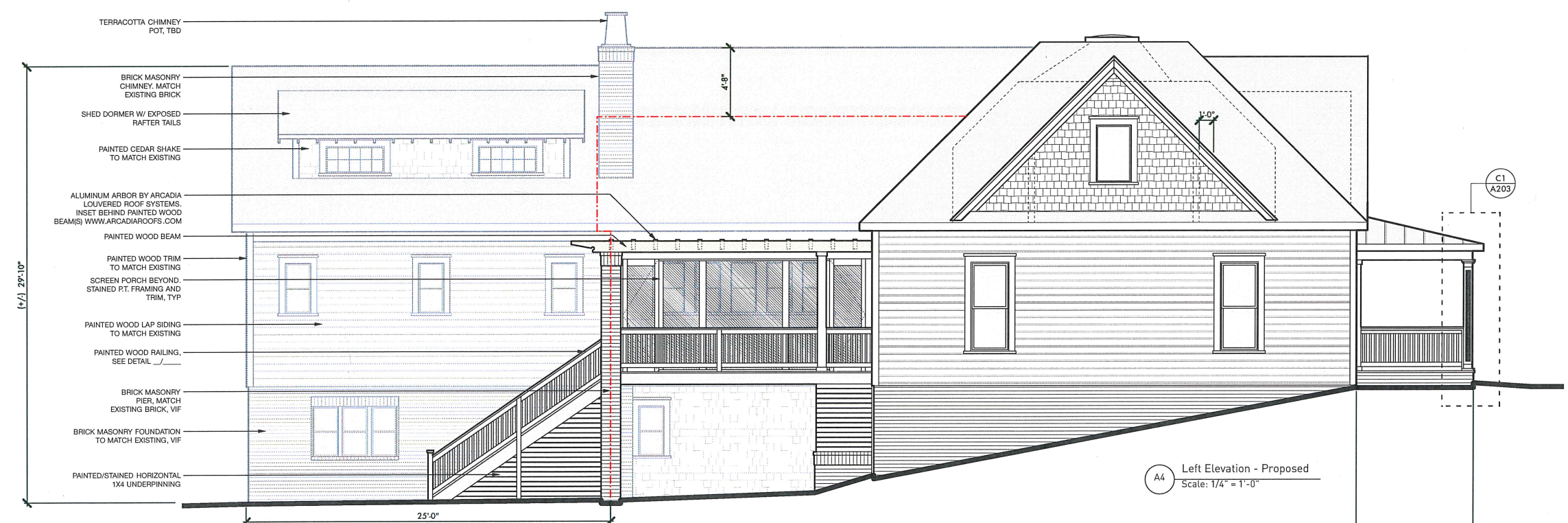


C1 Porch Details  
Scale: 3/4" = 1'-0"



C4 Left Elevation - Existing  
Scale: 1/4" = 1'-0"

EXISTING  
PROPOSED



A4 Left Elevation - Proposed  
Scale: 1/4" = 1'-0"

**alter** ARCHITECTS  
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**APPROVED**  
Charlotte  
Historic District  
Commission  
Exterior Elevation  
Left  
# 2018-01147  
**A203**