



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00791

DATE: 12 December 2019

ADDRESS OF PROPERTY: 2015 Dilworth Rd E

TAX PARCEL NUMBER: 12111110

HISTORIC DISTRICT: Dilworth

OWNER(S): Alan Primack

DETAILS OF APPROVED PROJECT: Covered Wood Deck & Windows/Doors. This project is the addition of a new rear-yard covered deck on the right-side, that is no taller or wider than the original building and meets all required setbacks, as well as; the addition of deck doors and the re-sizing of two rear windows. **All Wood Covered Deck:** The covered deck's footprint measures approximately 15'-9" x 27'-1". The covered deck will have 0'-10" wood square columns, wood handrails and wood decking. The roof will be standing seam metal with wood trim and roofing details, to match existing. The lower part of the deck will be screened with 1x6 wood slats. **Windows & Doors:** Two lower right-side existing windows will be removed and replaced with three wood Simulated True Divided Light doors, in a pattern to correlate with the structure. All brick work will be toothed-in and match existing. A wood brick mold will be used. On the upper right-side of the structure, two windows will be removed and replaced with smaller windows to match the existing center window. The two new wood double-hung windows will be Simulated True Divided Light (STDL) with 5/8" putty molded muntins in a 6/6 pattern and will match existing. All trim will match existing and the existing vinyl siding and trim will be reused. No new vinyl will be added. All removed windows will be saved and stored in a safe location. The post-completion rear yard permeable space will be approximately 75%. See attached drawings.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. The material and design meets the applicable Design Guidelines for porches (page 4.8)

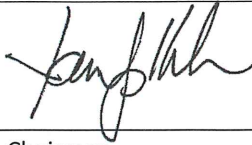
Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District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

Continued on next page.

12/12/2019

- 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.

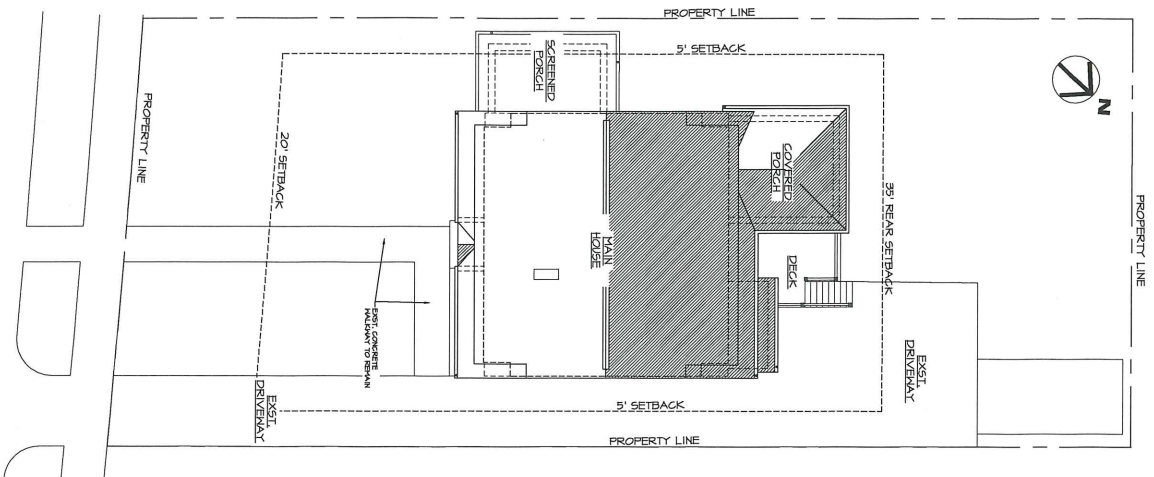


James Haden, Chairman



Staff

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 HPCAD MEM
 2019-00791



DILWORTH ROAD EAST
 70' PUBLIC RIGHT OF WAY
SITE PLAN
 SCALE: 1/8"=1'-0"



**McCLURE
 NICHOLSON
 MONTGOMERY**
 ARCHITECTS
 200 South Boulevard, Suite 110
 Charlotte, N.C. 28202
 Phone: 774.313.2200
 Fax: 774.314.0242
 Website: www.mcclurenicholsonmontgomery.com

PRIMACK RESIDENCE
 RENOVATION & ADDITION
 2015 DILWORTH RD. EAST
 CHARLOTTE, NC

Project: Winston-TM-2019

DATE	DESCRIPTION
1/10/19	PRELIM
3/10/19	PRELIM
4/10/19	PRELIM
6/10/19	REVISED
9/26/19	REVISION

NOT FOR CONSTRUCTION

SITE PLAN

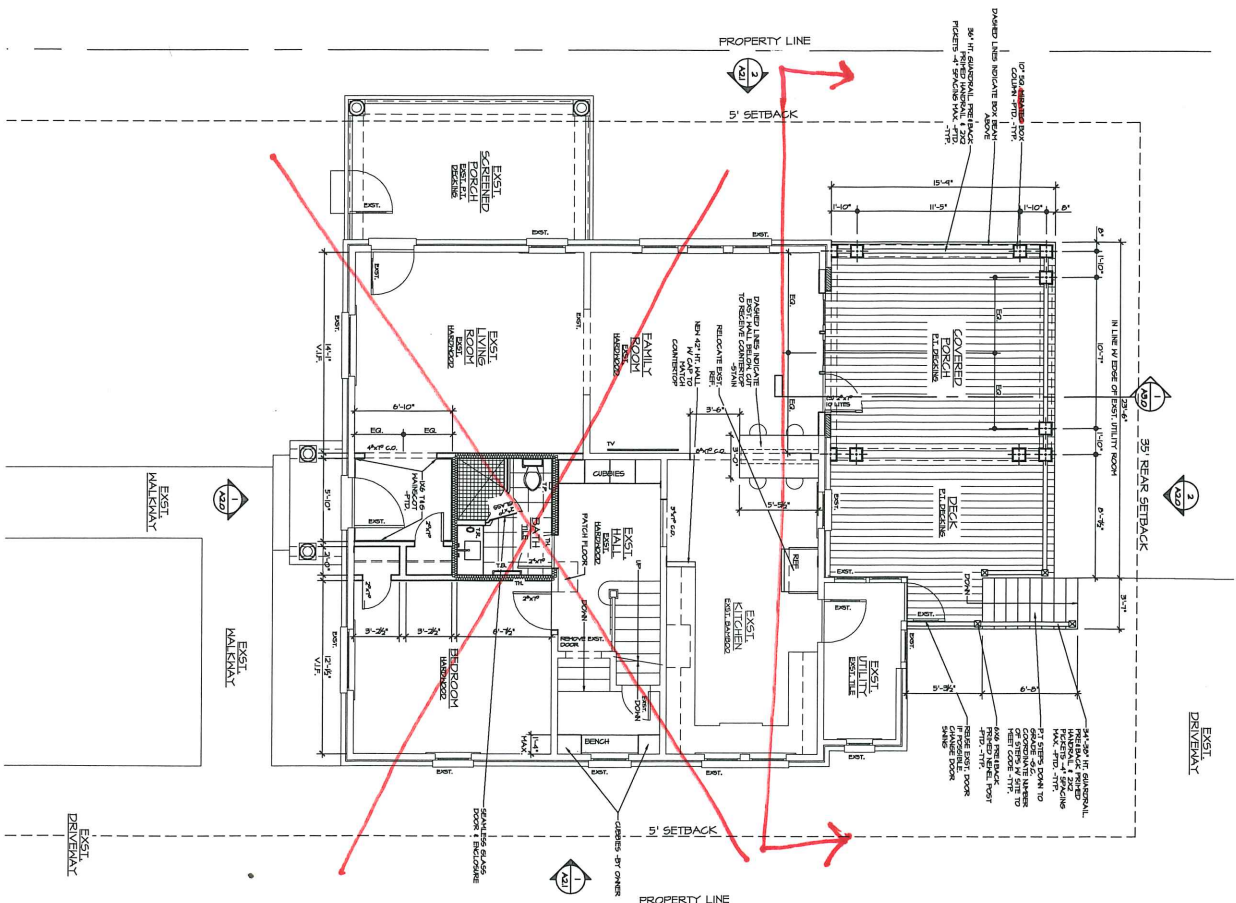
A-1.0



Project Number 164-2015	
ISSUE 1	
11/01/15	PROLOG
5/10/16	PRICING
6/12/16	REVIEW
6/9/16	BID
9/26/16	REVIEW
REVISION	

FLOOR PLAN

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FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN

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LEGEND

SPACE VENTILATION

STAIR FINGER HALL

STAIR FINGER HALL
STAIR FINGER HALL IN 9° SLOPE
STAIR FINGER HALL

STAIR FINGER HALL

11. HALLS, TERRACES & BALCONIES
HALLS, TERRACES & BALCONIES

12. FLOORS

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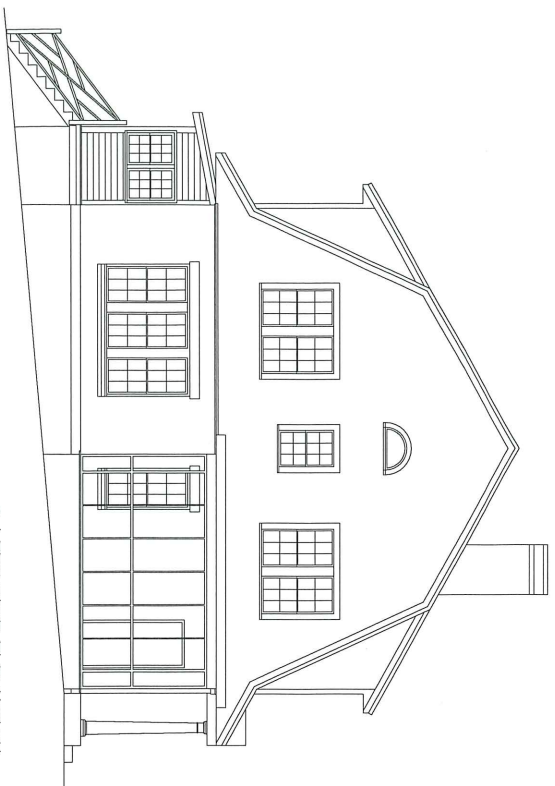
247. CORRIDORS

APPROVED
Charlotte
Historic District
Commission



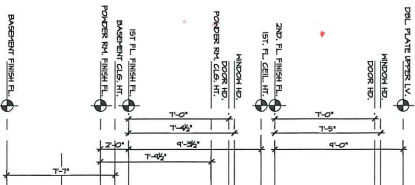
Certificate of Appropriateness

HDCA#MEM
2019 - 00791



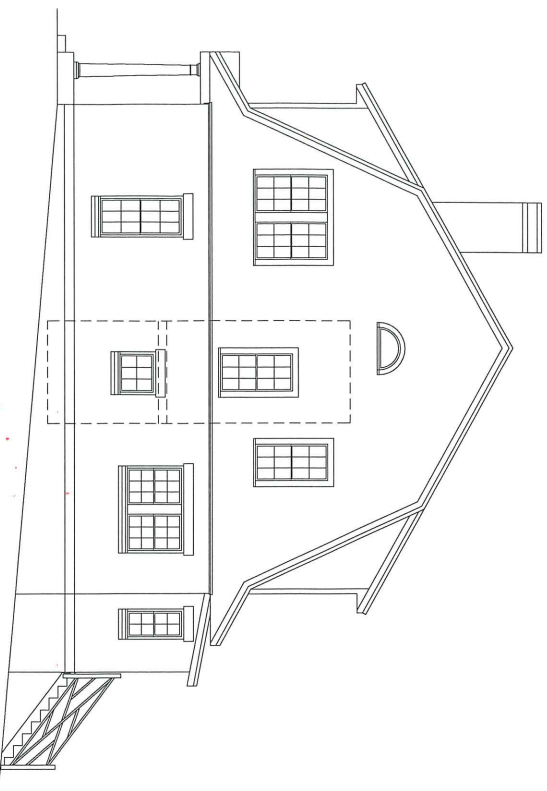
4 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



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

SCALE: 1/4"=1'-0"



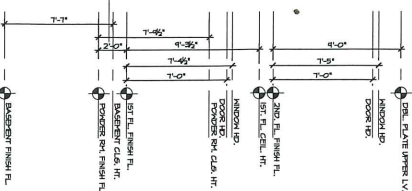
3 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



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

SCALE: 1/4"=1'-0"



Wino

NOT FOR CONSTRUCTION

PRIMACK RESIDENCE
RENOVATION & ADDITION
2015 DILWORTH RD. EAST
CHARLOTTE, NC

[illegible]



Project Number: 769-2018

ISSUE :	PRICING
11/01/16	PRICING
5/10/14	PRICING
6/12/14	REVIEW
6/14/14	BUD
4/26/14	REVIEW

REVISION

NOT FOR CONSTRUCTION

APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

FILED IN PLATTSBURGH
RECORDED

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RECORDED

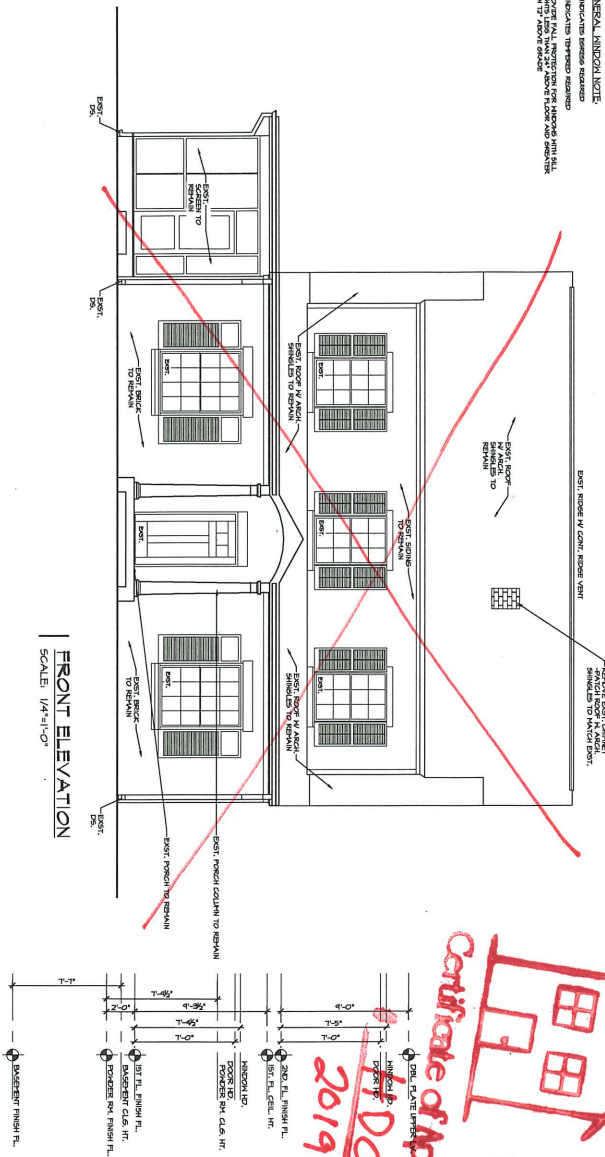
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Model Columns

Figure 1 is an elevation view of a three-story building. The building is shown with a cross-section of the wall and floor slabs. The dimensions are given in feet and inches. The total height of the building is 7'-0". The first floor is 2'-0" high, the second floor is 2'-0" high, and the third floor is 3'-0" high. The building is shown with a cross-section of the wall and floor slabs. The dimensions are given in feet and inches.



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

NO

SHEET TITLE:
EXTERIOR
ELEVATIONS

McCLURE NICHOLSON MONTGOMERY ARCHITECTS
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 Fax: 784.332.8282
 www.mcnarch.com

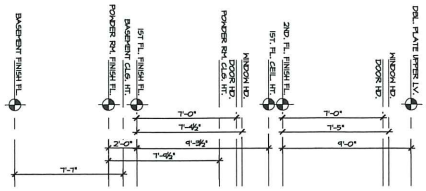


APPROVED
Charlotte Historic District Commission
Certificate of Appropriateness
2019 - 08791
PRINCE RESIDENCE
 RENOVATION & ADDITION
 2015 DILWORTH RD. EAST
 CHARLOTTE, NC

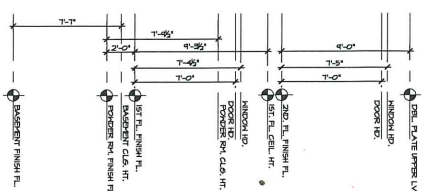
Project Name: 194-2019

REVISION	DATE	BY	DESCRIPTION
1	10/10/19	MM	PRELIMINARY
2	6/12/20	MM	REVISED
3	6/12/20	MM	REVISED
4	6/26/20	MM	REVISED

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



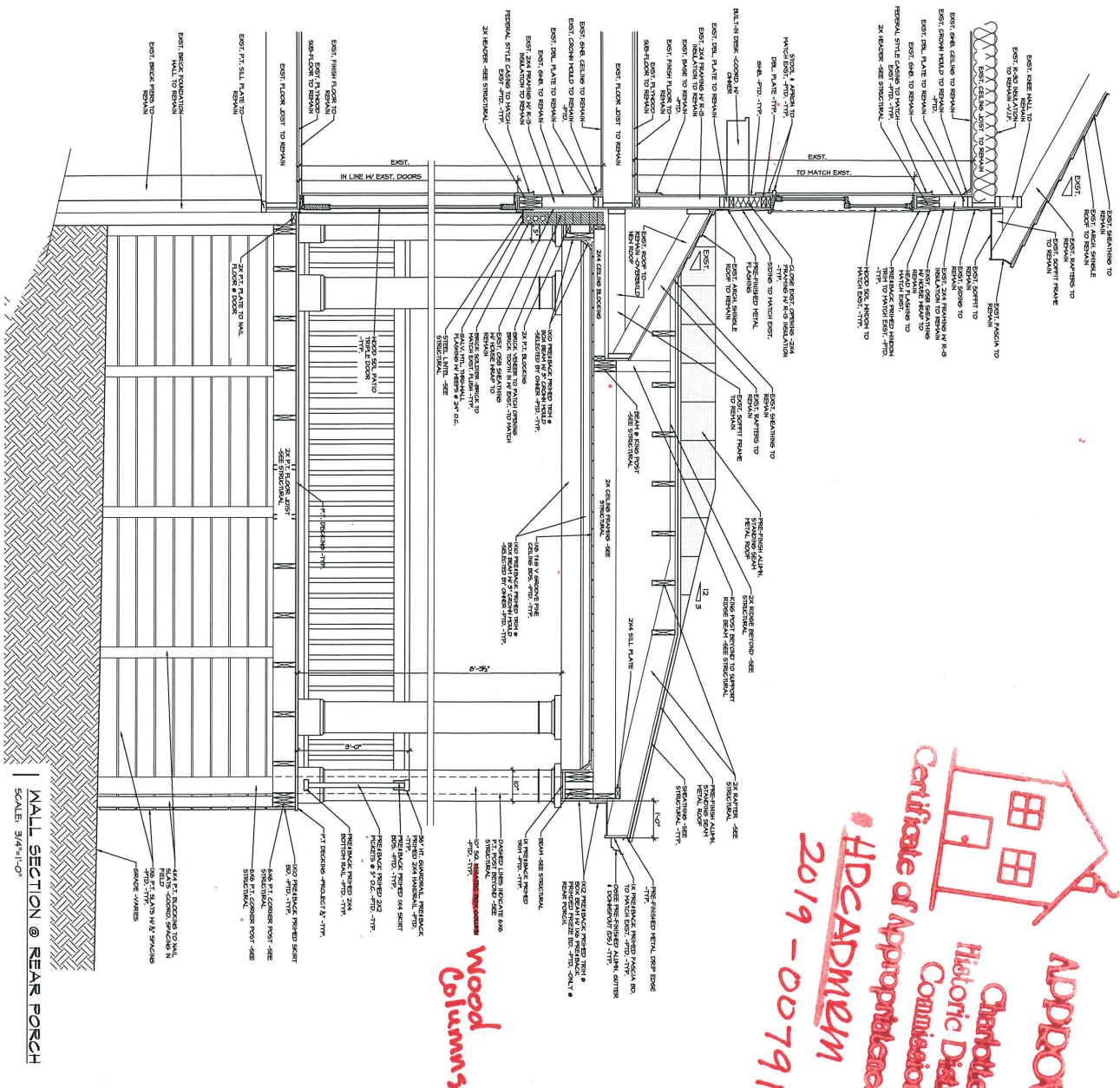
RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"



GENERAL ANNOTATION:
 1. EXISTING MATERIALS TO REMAIN
 2. NEW MATERIALS TO BE INSTALLED
 3. FINISHES TO BE INSTALLED
 4. FINISHES TO BE REMOVED
 5. FINISHES TO BE REPAIRED
 6. FINISHES TO BE REPLACED
 7. FINISHES TO BE REFINISHED
 8. FINISHES TO BE REPAIRED AND REFINISHED
 9. FINISHES TO BE REPAIRED AND REPLACED
 10. FINISHES TO BE REPAIRED AND REFINISHED AND REPLACED

SHEET TITLE:
EXTERIOR ELEVATIONS

A-2.1



WALL SECTION @ REAR PORCH
SCALE: 3/4"=1'-0"

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Charlotte
Historic District
Commission
Certificate of Appropriateness
#DCADM2019-00791

Wood
Columns

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NICHOLSON
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www.mcclurenicholson.com



PRIMACK RESIDENCE
RENOVATION & ADDITION
2015 DILWORTH RD. EAST
CHARLOTTE, NC

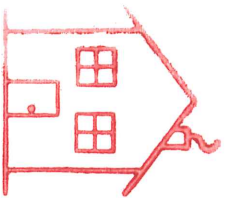
Project Number: 194-2026

DATE	ISSUE
1/15/16	PROLOG
2/10/16	PROLOG
3/10/16	PROLOG
6/10/16	PROLOG
4/20/17	REVISION

NOT FOR CONSTRUCTION

SHEET TITLE
WALL SECTION

A-3.0



Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADM2019

2019-00791

APPROVED



Windows to be resized to match center window.
Windows to be saved and stored.

Windows to be removed and 3 SDL Wood Doors added.
Windows to be saved and stored.



HDCADMEM-2019-00791