



CHARLOTTE HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROPRIATENESS - AMENDMENT

CERTIFICATE NUMBER: 2017-00364

DATE: April 16, 2018

5 June 2019 - AMENDMENT

ADDRESS OF PROPERTY: 1508 Dilworth Road

TAX PARCEL NUMBER: 1239708

HISTORIC DISTRICT: Dilworth

OWNER(S): Bryan and Maureen Stockton

Applicant: Audry Barber

DETAILS OF APPROVED PROJECT: The project is the removal of an arbor and addition of a porch on the left side, new wood doors and windows, removal of the concrete pool deck, removal of the pergola and gardens in the rear yard and removal of a concrete driveway to be replaced with a new driveway. The front terrace will be removed for structural repairs and reconstructed. See the site plan for site features to be removed and/or repaired. Routine repair and maintenance does not require a COA. The side porch features include wood columns, a new chimney, and wood trim details, the roof will be copper. New windows and doors are wood with trim details and sizes to match existing. Windows and doors include simulated true divided lights (STD) with exterior mounted muntin bars. The side porch was approved by the HDC June 14, 2017. **AMENDMENT [6/5/2019]:** New through-wall copper flashing will be added to the brick parapet wall cap on the right-side enclosed porch. The copper flashing will not exceed 0'-0.25" past the street facing wall. The limestone cap will be replaced, and the masonry feature re-constructed exactly as it was originally. See attached exhibit 'Documentation – June 2019'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. This application is in compliance with the Policy & Design Guidelines for both Additions (page 7.2) and Landscape & Lawns (page 8.4).
3. **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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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WHITLOCK

CRAFTING EXCEPTIONAL HOMES

May 31, 2019

Via Email: Candice.Leite@ci.charlotte.nc.us

Historic Districts Commission
Charlotte Planning, Design + Development Dept.
City of Charlotte, 600 E. Fourth St., 8th Floor
Charlotte, NC 28202

Attention: Candice R. Leite

Re [EXT] Stockton 1508 Dilworth Road

Whitlock Builders has determined that a through wall flashing is needed under the parapet wall cap at right side of house to stop water seepage down through the brick wall and into the living space below. The single-story room, while it had been enclosed prior to the current owners purchasing the home, was originally an open porch, and as such the walls were built from solid masonry with no flashing or other preventative measures taken to prevent water infiltration through the brick. A continuous barrier is required from one side of the wall to the other to prevent water intrusion.

The attached sketch and photographs show the wall construction, damage to the new wood ceiling caused by water infiltration, and the proposed remedy.

Per your email approval dated 03/20/2019 addressed to Audry Barber of Ruard Veltman Architecture, Inc; the existing limestone cap and masonry feature will be removed and saved for re-use. A copper flashing will be installed over the brick wall with a 0.25" turn down at exterior. The limestone cap will be replaced, and the masonry feature re-constructed exactly as it was.

Regards,

CLIFF NEWBURY, *Project Manager*

WHITLOCK
CRAFTING EXCEPTIONAL HOMES

8101 Tower Point Drive, Suite 100, Charlotte, NC 28227-7725
Office 704-364-9577 Cell 704-361-2290
www.whitlockbuilders.com

Attachments: 1 – Photos of existing arched brick openings
2 – Photos at top of existing brick walls
3 – Photo of water damage to new ceiling
4 – Diagram showing proposed flashing approach



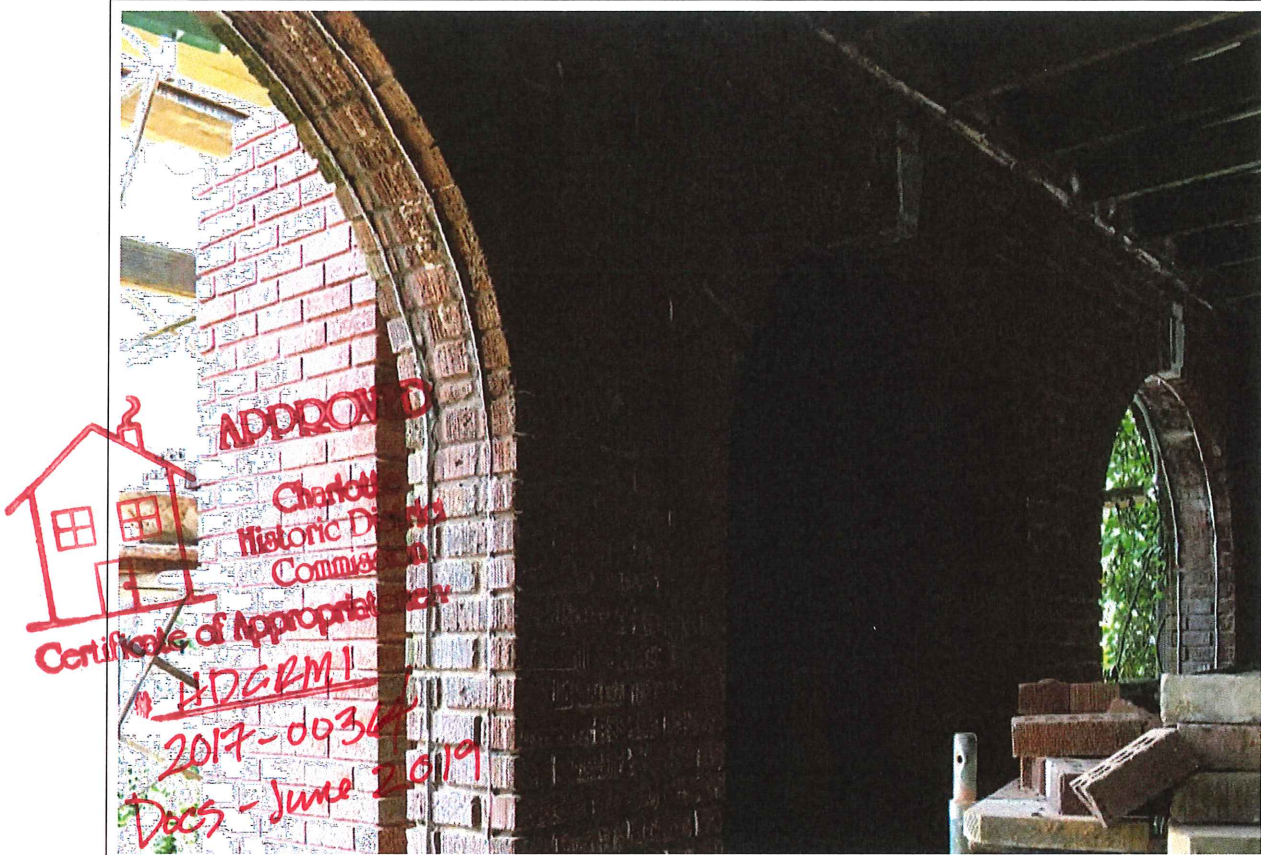


Photo Showing Solid 3-Wythe Brick Wall After Existing Window Was Removed



Photo Showing Solid 2-Wythe Brick Wall After Existing Door Was Removed



Photo Showing Existing Flashing at Back of Brick Feature

This flashing does not extend through the wall, and exposed mortar joints at top of wall allow water intrusion



Photo Showing Top of Wall Where Limestone Coping is Missing at Rear of Brick Parapet

The degraded mortar and holes in the brick allow water to seep through the wall to the interior of the house

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HDC PM1
2017-00364
Docs - June 2019



#HDCRM1
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DOCS - June 2019

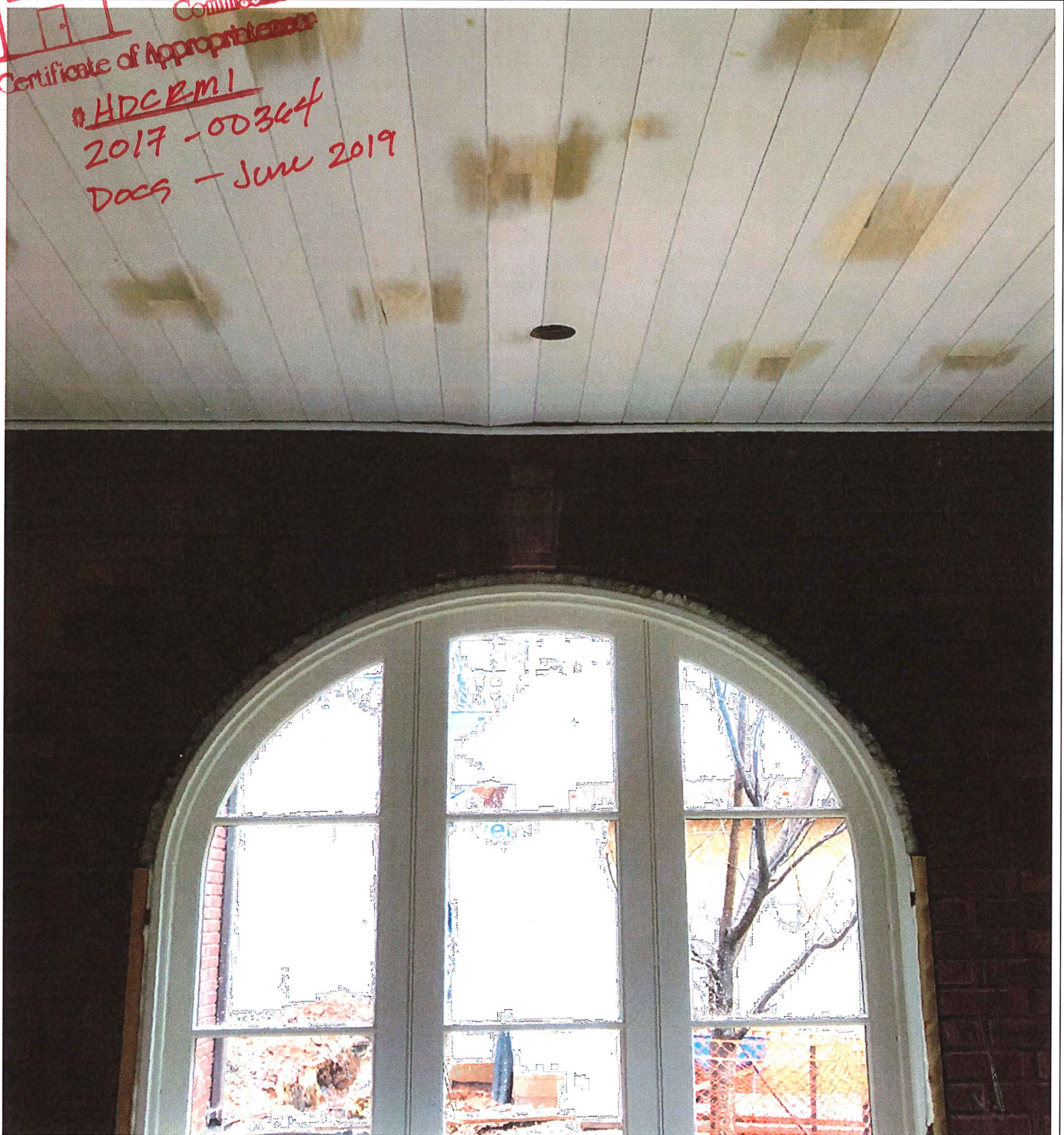


Photo Showing Water Damage to New Wood Ceiling



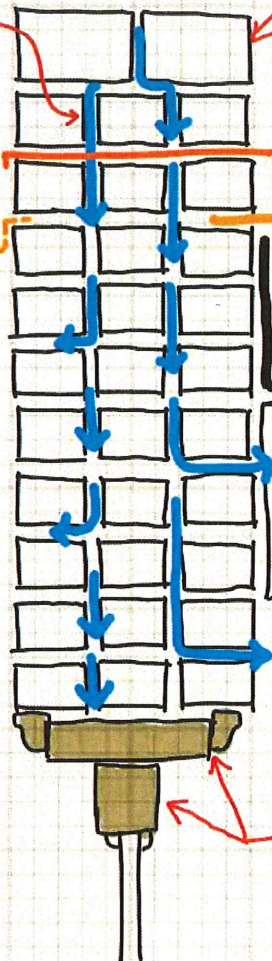
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Water is coming
THROUGH the
masonry joints

* 1/4" turndown @
face of brick

~~New Flashing
Cut & walked into
Mortar joint
will not stop
water infiltration~~



Existing Solid Masonry Wall

Thru-wall Flashing Req'd to stop water

Existing Copper Flashing

Existing Rubber Roof

New Wood Door & Frame
(original was Badly Rotted)

Diagram Showing Existing Water path and Proposed Flashing