



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS-AMENDED

CERTIFICATE NUMBER: HDCADMRM-2019-00381

DATE: 15 August 2019

AMENDMENT DATE: 7 October 2019

ADDRESS OF PROPERTY: 719 E Tremont Ave

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12108605

APPLICANT: Allen Brooks

OWNER: DDB Holdings, LLC

DETAILS OF APPROVED PROJECT: Site Work and Accessory Structure, After-the-Fact. The existing wood fence was replaced and extended on the left side of the house to enclose the rear yard. The fence was tied in at the mid-point of the house. The fence is 6' in height and shadow-box style with internal supports. The finished fence will be painted or stained after an appropriate curing period. Evergreens will be planted to screen the HVAC units on the left side of the house. A new 24' x 23'-4" carport was installed with composite shingle siding. The carport will be modified as a condition of approval to add a "beam" above the posts on the front and sides of the carport and the composite shingle panels will be broken up and applied individually on the front gable end. This approval also includes the installation of ~8' wide gravel driveway to the new carport. A 1' planting strip will be added between the house and the driveway. A rubble stone border will be added between the driveway and the front lawn/porch where there is a grade change. **This COA does not include the brick piers at the front of the house that were denied by the Historic District Commission (HDC) on 8/14/2019.** Rear yard open space is 59% after the carport installation. See attached exhibits labeled 'Rubble stone border/location – August 2019', 'Fence/gravel drive/stone path– August 2019', 'Fence Design – August 2019' and plans 'A-0, A-1.0, Ac.1, & Ac.2.'

10/7/2019 Amendment: The 1' planting strip will no longer be added to the area between the house and driveway, instead the gravel driveway will run to the foundation of the house.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6.
2. The applicable Policy & Design Guidelines for Fences and Walls (page 8.6), Site Appurtenances (page 8.8), Accessory Buildings (page 8.9) have been met.

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.

- 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.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

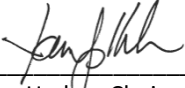
www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

Date: 8/15/19, Amendment date: 10/7/2019

- 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



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Designed Exclusively For the:
EHMANN RESIDENCE
719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 17077
ISSUED: 22 MAY 2018
REVISIONS: 01 JULY 2019
22 JULY 2019

COVER SHEET

A-0

OF THIRTEEN

INDEX OF DRAWINGS

- A-0 COVER SHEET
- A-1.0 EXISTING AND PROPOSED SITE PLAN
- A-2.0 EXISTING FOUNDATION & FIRST FLOOR PLAN
- A-2.1 EXISTING ROOF PLAN
- A-3.0 FRONT ELEVATION (EXISTING & PROPOSED)
- A-3.1 RIGHT ELEVATION (EXISTING & PROPOSED)
- A-3.2 REAR ELEVATION (EXISTING & PROPOSED)
- A-3.3 LEFT ELEVATION (EXISTING & PROPOSED)
- A-3.4 SECTIONS AND DETAILS
- A-4.0 PROPOSED BASEMENT/FOUNDATION
- A-4.1 PROPOSED FIRST FLOOR
- A-4.2 PROPOSED SECOND FLOOR
- A-4.3 PROPOSED ROOF

NOTE:

1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
2. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT
3. THIS PAGE SHALL EXPIRE ON DECEMBER 31, 2018 @ 11:59 PM IF BUILDING PERMIT HAS NOT BEEN ACQUIRED PRIOR TO EXPIRATION DATE

ZONING INFORMATION

JURISDICTION	MECKLEMBERG COUNTY
ZONED	R-5
BUILDING LIMITS	
FRONT SETBACK	20'-0"
SIDE YARD	5'-0"
REAR YARD	35'-0"

SQUARE FOOTAGE CALCULATIONS

	HEATED SPACE	UNHEATED SPACE
BASEMENT FLOOR	0	107
COVERED FRONT PORCH	0	271
EXISTING FIRST FLOOR	1186	
PROPOSED BASEMENT FLOOR	806	
PROPOSED FIRST FLOOR	593	
PROPOSED REAR PORCH		334
PROPOSED CAR PORT / STORAGE		552
PROPOSED SECOND FLOOR	738	
TOTAL	3323	1264
TOTAL UNDER ROOF		4587

AREA CALCULATIONS

TOTAL EXISTING HEATED AREA	1186
TOTAL PROPOSED HEATED AREA	1331

PROPOSED UNHEATED

REAR PORCH	334
CAR PORT	576 552

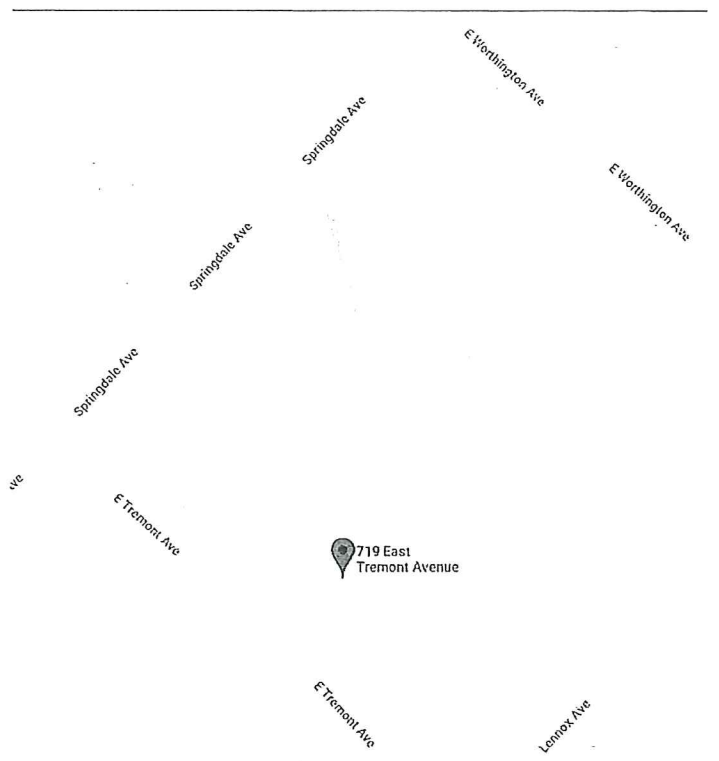
TOTAL 886

REAR YARD PERMEABILITY CALCULATIONS (MAX 50% PER HDC)

REAR YARD AREA	1088	3681
HOUSE ADDITION	593	593
REAR PORCH	334	334
CAR PORT	576	576
CONCRETE DRIVEWAY	107	
TOTAL	1610	1503
TOTAL PERMEABLE AREA		159%

OPEN SPACE CALCULATIONS (60% MIN. REQUIRED)

TOTAL AREA OF SITE	7543
FOOTPRINT OF HOUSE	2387
STORAGE@CARPORT	576 552
TOTAL AREA	2963 2939
PERCENTAGE OF OPENSACE	60 64%



VICINITY MAP



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Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADM-2019-00381

HDCPA-2019-00379

121-08-605

COMP COMPLIANT CURRENT FENCE
OF NEIGHBOR

OLD FENCE

EXISTING FENCE (OLD)

REPLACE FENCE W/ NEW
SHADOW-ALTERATING
BOARDS TO MATCH EX.
NEIGHBOR CODE
COMPLIANT FENCE.
FENCE TO BE STAIN
FINISH

EXIST. NEIGHBOR FENCE

GENERAL NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
2. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
3. FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
4. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
5. FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
6. FIRE BLOCK @ FLOOR & CEILING PER CODE.
7. ALL DIMENSIONS ARE TO FACE OF STUD & CONCRETE FOUNDATION.
8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN 1/4".
10. ALL RISERS TO BE SOLID.
11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
12. RAILS TO BE 36" IN HEIGHT.
13. ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
14. NO RAIL REQUIRED IF GRADE TO STOODS & PORCHES IS LESS THAN 29" IN HEIGHT.
15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
16. ALL EAVES TO BE 2-6" U.N.O. (MATCH EXISTING HOUSE).
17. ALL FASCIAS TO MATCH EXISTING HOUSE.
18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
19. CONTINUOUS EAVE VENT U.N.O.

STAIRS, RAILING & GUARD NOTES:

1. R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
- 1.1. EXCEPTION DOES NOT APPLY TO THIS PROJECT.
2. R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4 INCHES.
- 2.1. ALL SPECIES - MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
- R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
- R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.
5. R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
6. R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 38 INCHES.
- 6.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS THAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
7. R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
- 7.1. EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE ON OPEN SIDE OF STAIR.

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NOTE:

CONCRETE		KEY	WALL TO BE REMOVED	
GRAVEL		ITEM TO BE REMOVED		
RETAINING WALL				
POUR SYSTEM				

LEGEND:

BOUNDARY LINE	
OVERHEAD UTILITIES	
FENCE (TYPE NOTED)	
UTILITY POLE	
R/W	
EP	
CL	

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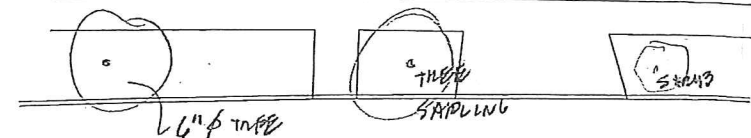
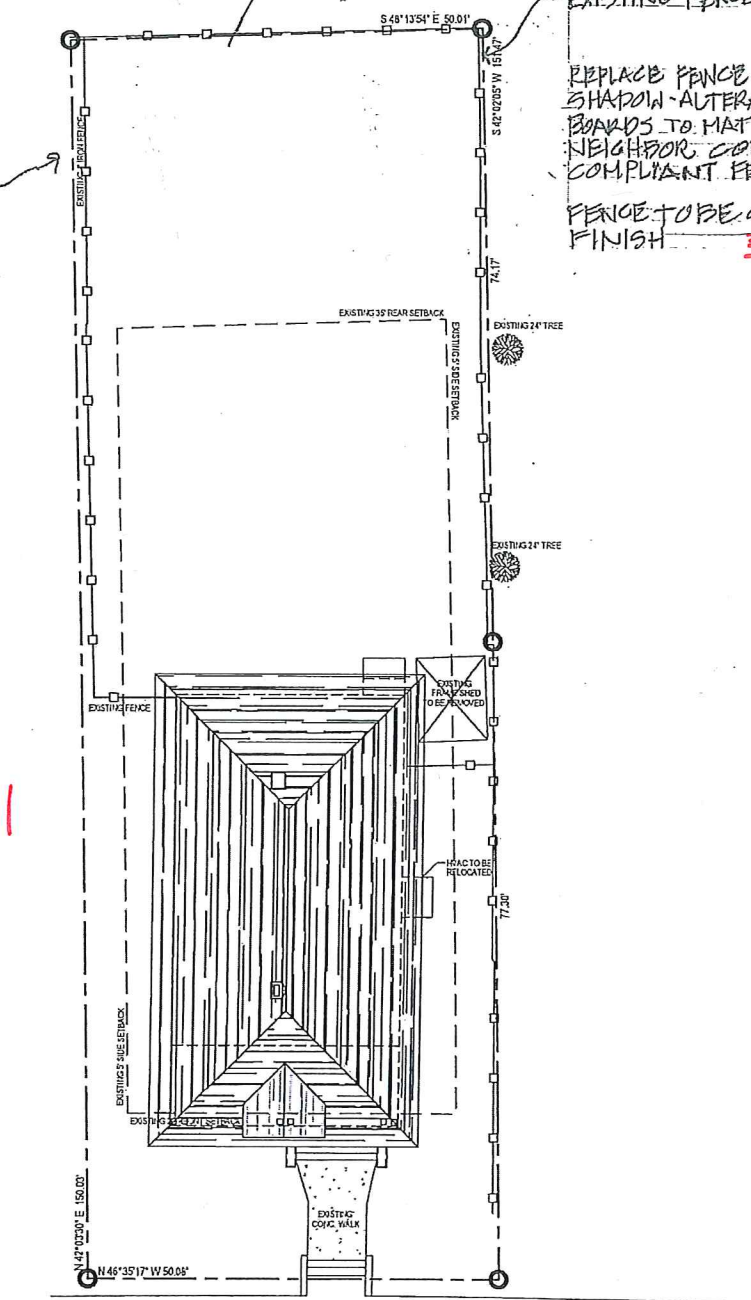
Amended to remove 1, planting strip 10/7/2019

Designed Exclusively For the:
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719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 1707
ISSUED: 22 MAY 2018
REVISIONS: 01 JULY 2019
22 JULY 2019

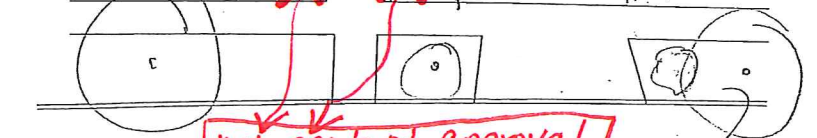
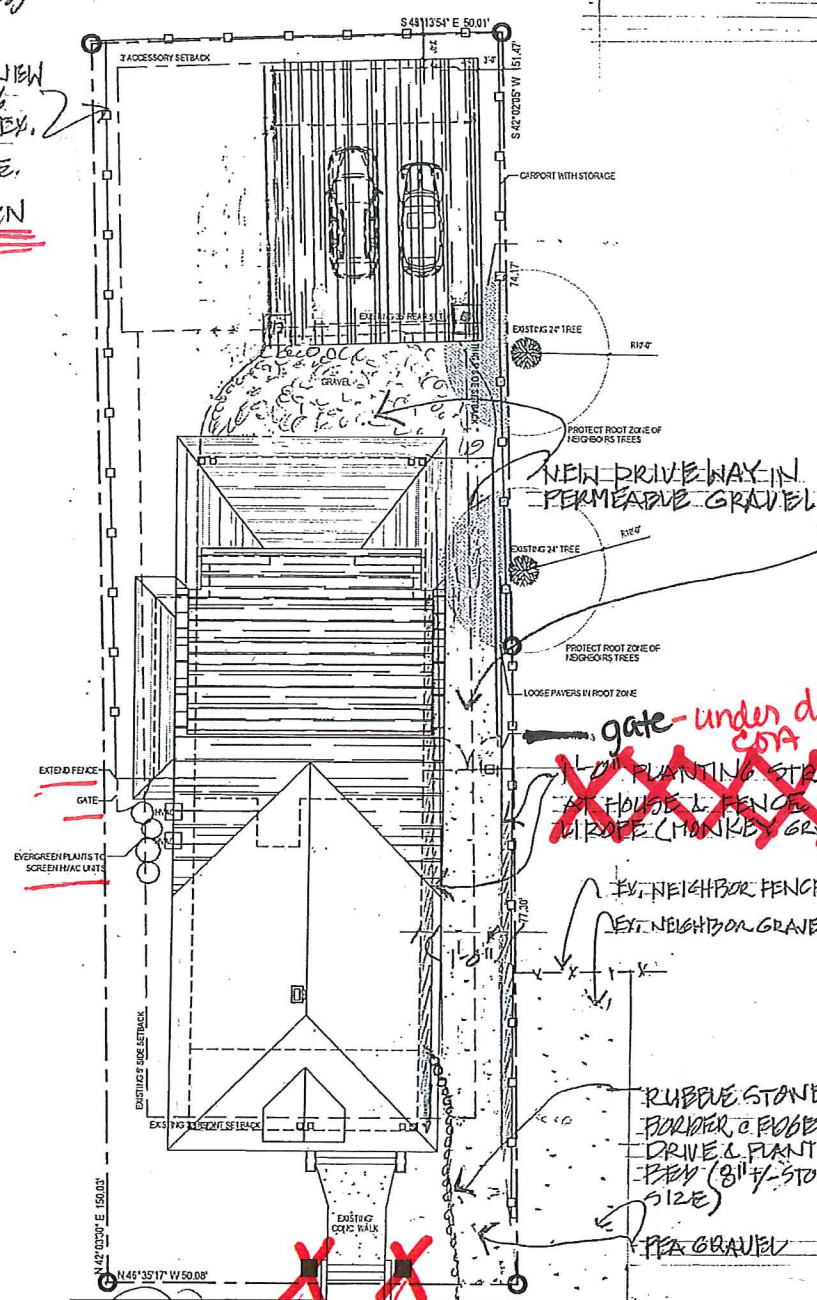
EXISTING SITE PLAN
A-1.0
OF THIRTEEN

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HDCADM-2019-00381



TREMONT AVENUE
60' PUBLIC R/W

2 EXISTING SITE PLAN
1" = 10'-0"



TREMONT AVENUE
60' PUBLIC R/W

1 PROPOSED SITE PLAN
1" = 10'-0"

not part of approval

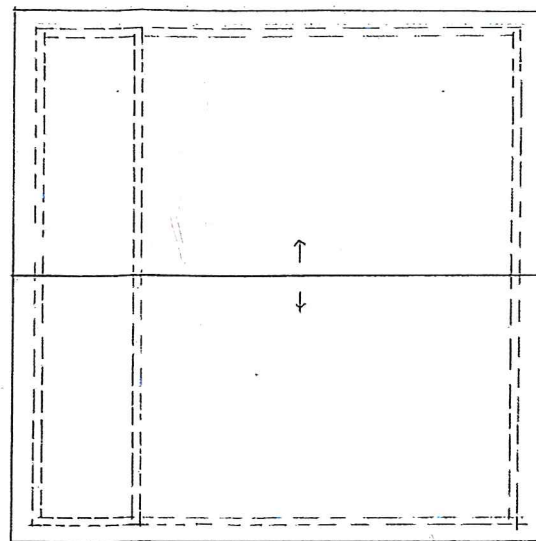


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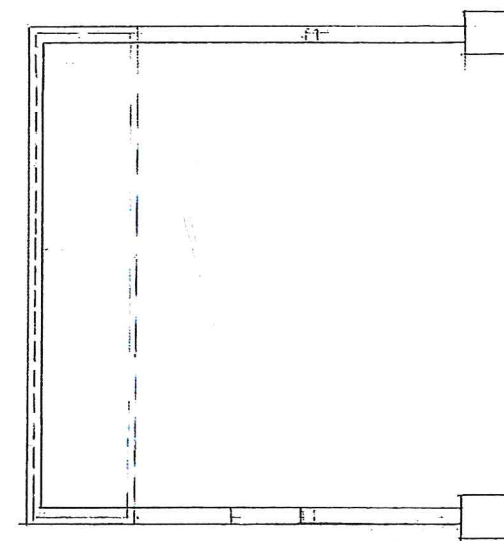
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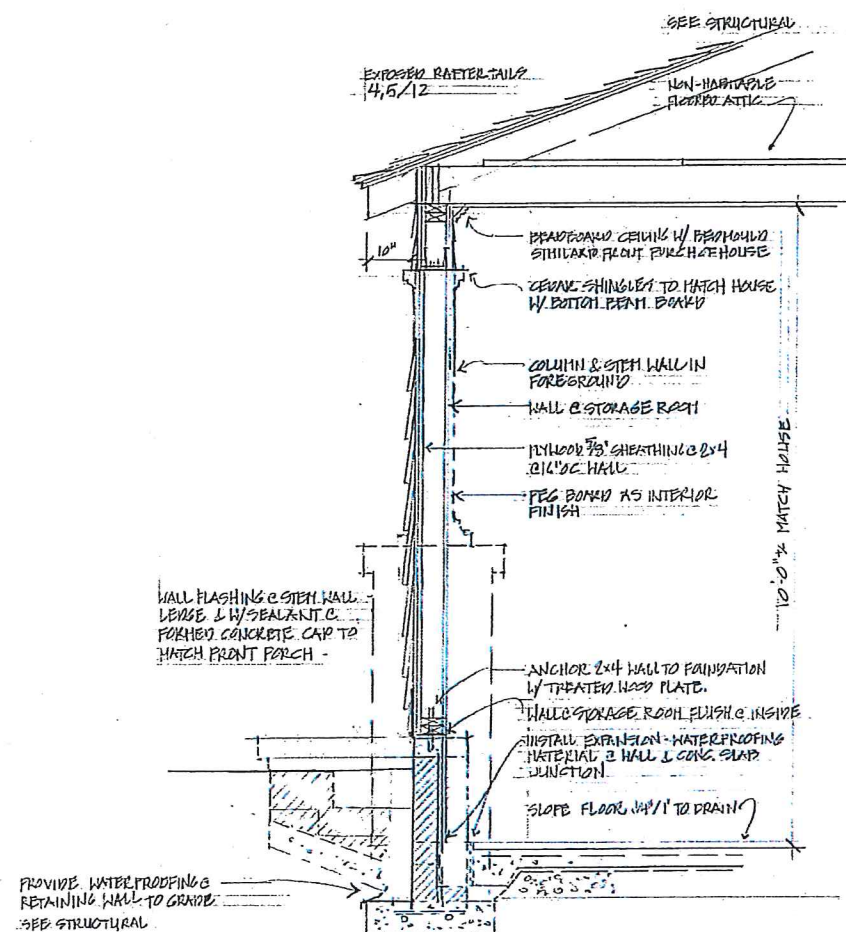
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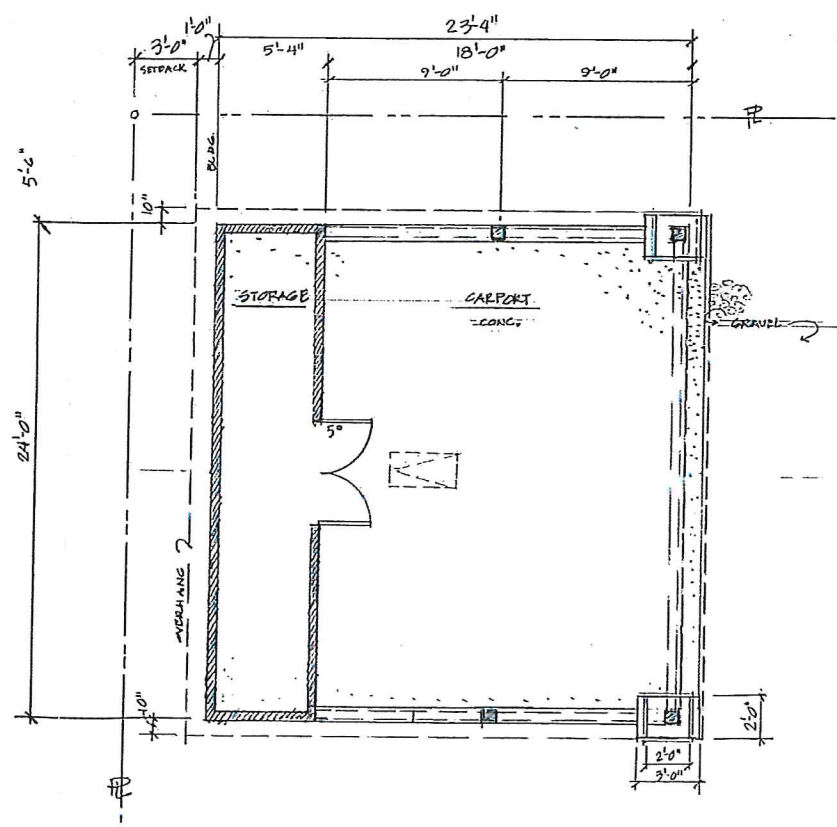
PROPOSED ROOF PLAN
1/4"=1'-0"



PROPOSED FOUNDATION PLAN
1/4"=1'-0"



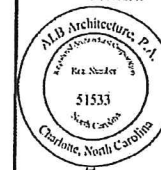
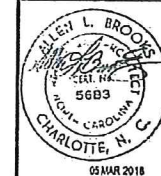
WALL SECTION
3/4"=1'-0"



PROPOSED GROUND PLAN
1/4"=1'-0"



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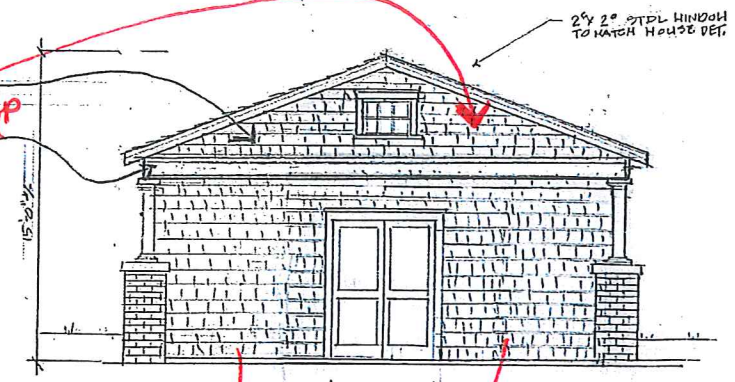
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719 East Tremont Avenue, Charlotte, NC 28031

PROJECT #: 17077
ISSUED: 05 MAR 2018
REVISIONS: 21 JULY 2017

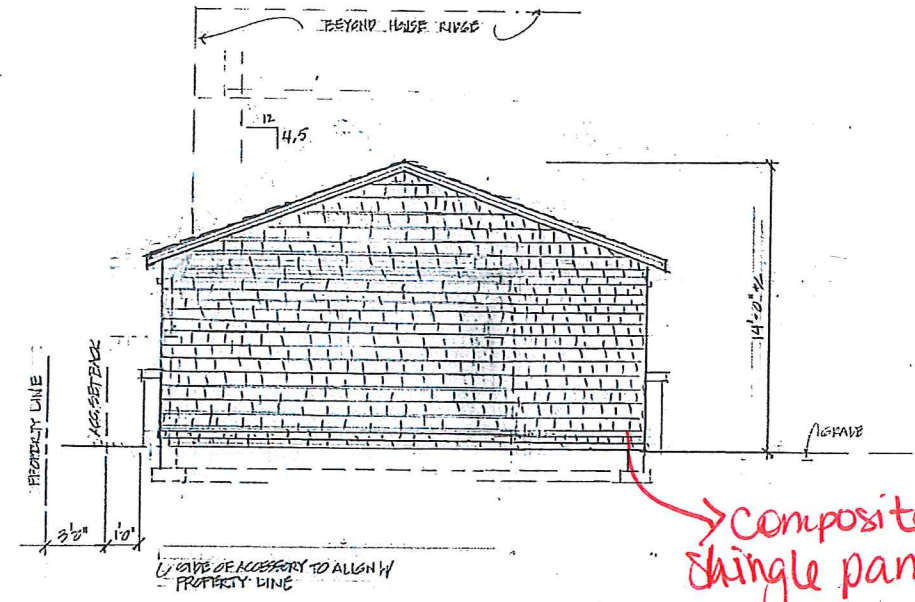
Ac.1
OF:

Composite
INDIVIDUAL SHINGLES & GABLE WALL TO MATCH HOUSE - panels to be broken up and applied individually @ gable end
WOOD TRIMMED BRAM @ GARPORT BAY.
FRONT 4 SIDE



Composite shingle panels

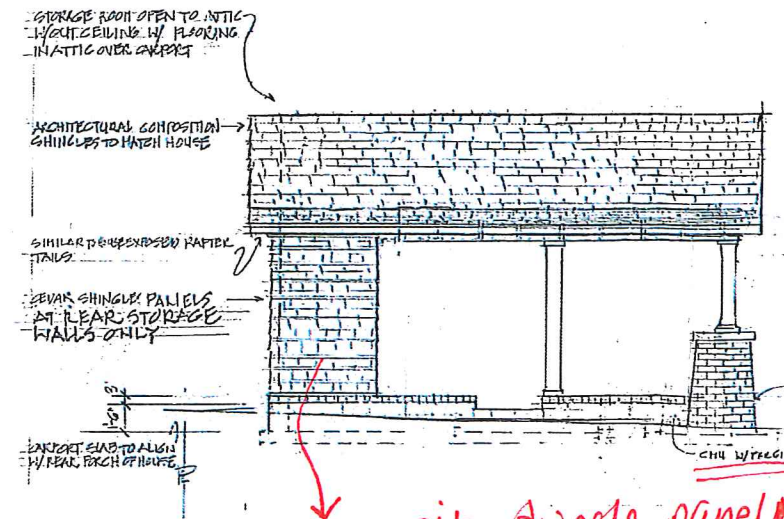
PROPOSED FRONT ELEVATION
1/4"=1'-0"



Composite shingle panels

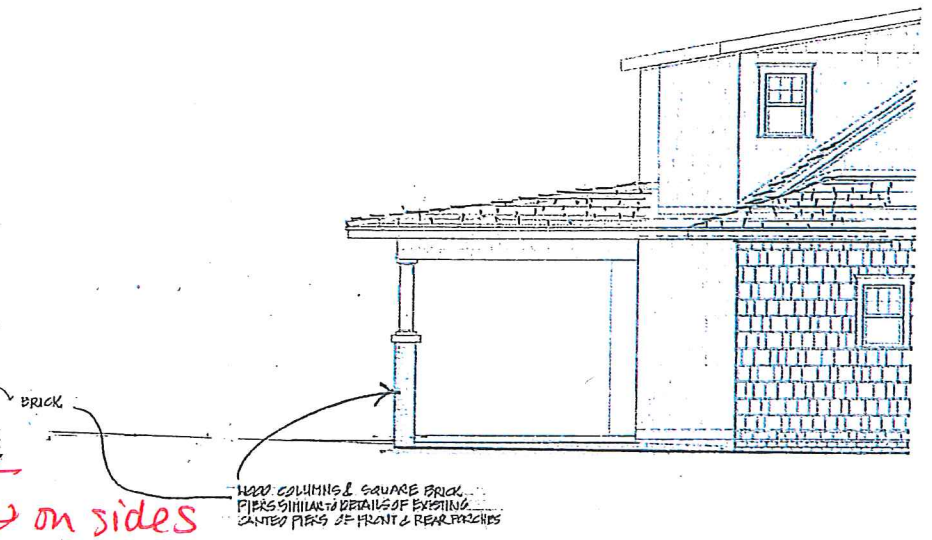
PROPOSED REAR ELEVATION
1/4"=1'-0"

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Composite shingle panels on sides

PROPOSED LEFT ELEVATION
1/4"=1'-0" EIGHT - SIMILAR

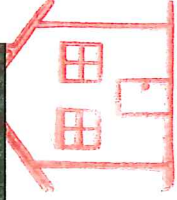


HOUSE

Fence design - August 2019



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Commission

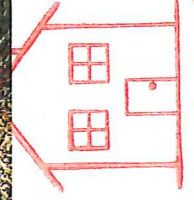
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Fence/gravel drive/stone path - August 2019



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Rubble Stone border / location -
August 2019

— location

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— example of Rubble stone border

