



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMRM-2019-00518

**DATE:** 23 August 2019

**ADDRESS OF PROPERTY:** 1740 Wilmore Drive

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11909505

**OWNER/APPLICANT:** Allison M Key

**DETAILS OF APPROVED PROJECT:** Rear Deck. The project is the installation of a two-tier wood deck in the rear yard. The upper portion of the deck will measure 24' x 16' and will be 3.5' in height with a 36" deck rail to be either wood & cable or metal, wood & cable. The attached lower deck will measure 18' x 12' and will be 2' in height. The lower portion will have stairs surrounding it on all sides. See attached exhibits labeled 'Deck Plan – August 2019', 'Deck Details – August 2019' (pages 1-2) and 'Stair & Rail Example – August 2019'. This approval is for the deck addition only and does not imply approval of the siding that was installed at the rear of the house without a Certificate of Appropriateness (COA). Siding changes on the house will be reviewed by the full commission at a future meeting.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6, Work in Rear Yards - Decks.
2. The applicable Policy & Design Guidelines for additions 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.
- 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.**

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James Haden, Chairman

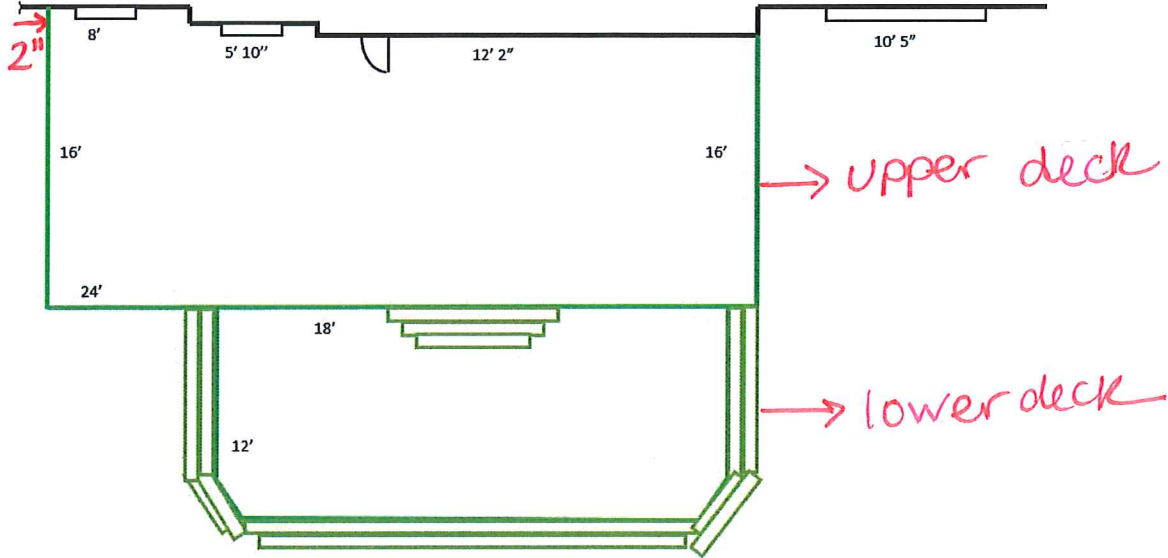
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Staff

# Deck Plan - August 2019

Description of work to be done: Deck on back exterior of home which is not visible from the street

Drawings/Photos with dimensions of site plan:



- Upper deck to join current screened in porch area (where door leads from) and have railing
- Lower deck to have stairs leading to grass area, thus not requiring railing by code
- Current view from yard:



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## Material specs:

- Decking boards: ~~Composite wood in natural color~~ wood
- Rail Posts: Wood
- Balusters: Metal cable
- Handrail: Wood
- Skirting: Wood



# Deck Details - August 2019

①

- What is the height from the ground on both sections of the deck? And height of the railings?
  - Section 1 - 42"
  - Section 2 - 24"
  - Railings - 36" (standard height)
- Any changes proposed to the existing overhangs?
  - No
- Any new cover/roofs/built-ins on the deck?
  - No
- The existing concrete steps are to be removed?
  - No; having checked with an architect (brother is one), they are minorly helping to structurally supporting the screened in porch, thus would benefit us to no remove them. They will, however, be covered by the decking, making them not visible.
- How far in from the corners of the house will the deck sit? It looks like it might be 10' 5" from one side, what is the measurement on the other side?
  - Left side of the house: 2"
  - Right side of the house: 10' 5"
- Your plan is to use the railing system and skirting from the right side picture and the decking from the left side picture?
  - **Railing Options:**

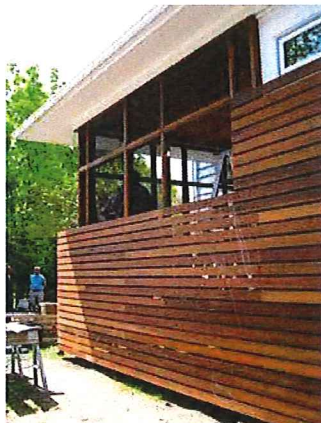


\*All wood and cable



\*Metal and cable

- Skirting:



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- What will the stairs look like?
  - Stairs will be wood. The top tier stairs will have same wood as the lower.
- The lower deck will be fully surrounded by stairs? What material will they be?
  - It will, thus requiring no railing. The material will be wood.
- Will the stair rails be the same as planned for the rest of the railings, as pictured in the right side picture?
  - The stair rails will match one of the two above pictures of the railing
- Please provide rear yard open space calculations **post construction** (see below for math, please subtract the existing shed, any existing concrete and the new deck from the calculation)

~~Rear Yard Open Space Calculations~~

~~Rear Yard Total Square Footage (as measured from the back of the original house)  
90' x 50: 4500' sf (without deck)~~

~~Existing:~~

~~Square footage of any existing addition(s): N/A  
Square footage of any existing sheds, etc. 160 sf  
Square footage of any existing pavement (driveway, patios, etc.): N/A to back area  
Total Existing impermeable area: 160 sf (shed only)  
% existing impermeable: 3.6% (shed only)~~

~~Proposed:~~

~~Square footage of new Pool: N/A (I wish though!)  
Square footage of Pool coping: N/A  
Total square footage of new deck(s): 384 upper +216 lower= 600sf  
% new impermeable area: 13.3%~~

~~Total:~~

~~Total impermeable area post construction: 760sf  
% impermeable post construction: 16.9%~~



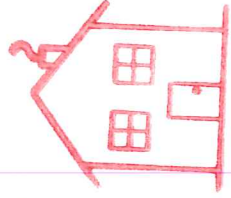
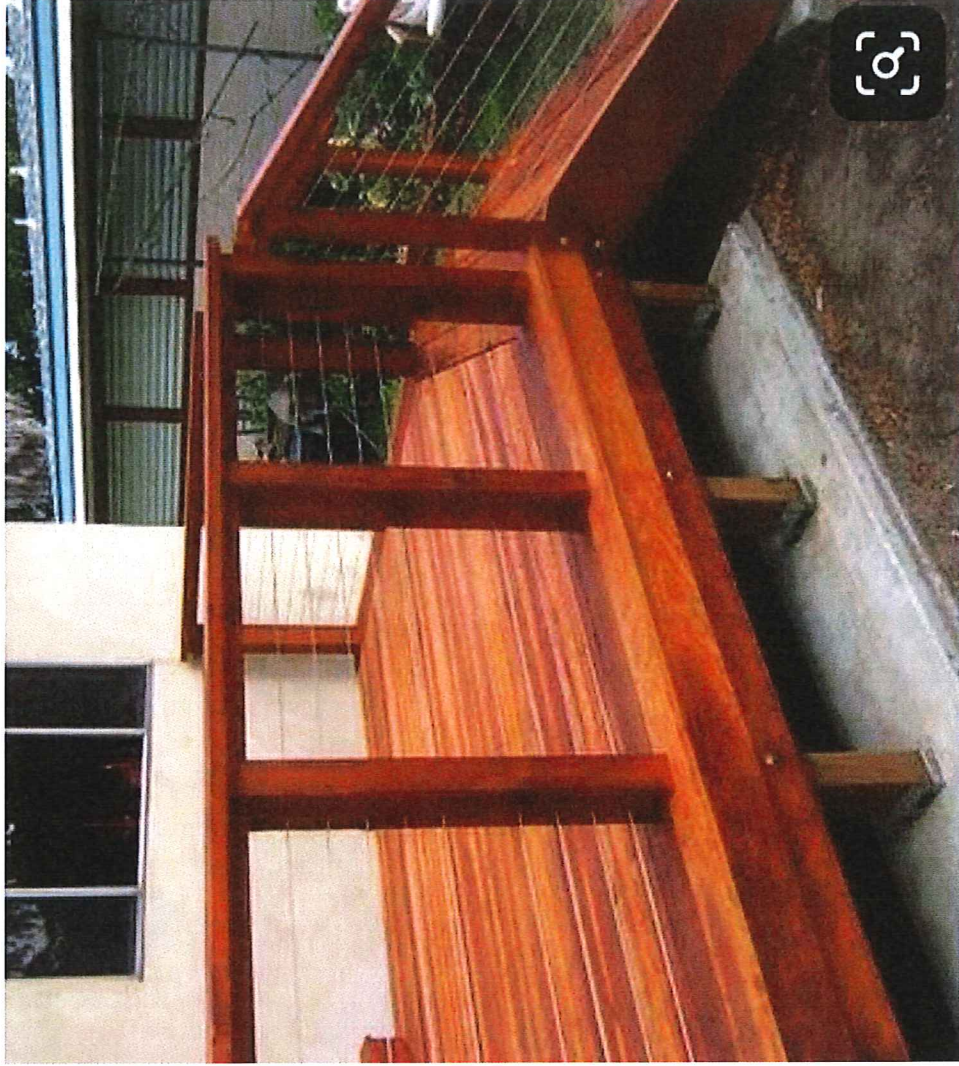
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Stair & rail example - August 2019



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