



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDMENT

CERTIFICATE NUMBER: HDCADMRM-2019-00022

DATE: 24 January 2019

7 March, 2019 - AMENDMENT

24 June 2019 - AMENDMENT

15 October 2019 - AMENDMENT

ADDRESS OF PROPERTY: 2114 Dilworth Rd E

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12112108

APPLICANT/OWNER(S): Jeffery & Amanda Gray

DETAILS OF APPROVED PROJECT: The project is a rear addition that is no taller or wider than the original building and meets all required setbacks. The new addition footprint measures approximately 25'-8 ¾" x 21'-11 ½" and will tie in beneath the existing ridge. All lap siding, corner boards, trim and roof details, will be wood with a traditional brick foundation, all to match existing. The new doors and windows will be wood, Simulated True Divided Lights (STD L). The windows will be double-hung in a 6/1 pattern to match existing. This project also includes the addition of a new rear covered patio and inground pool. The existing wood deck will be removed. The covered patio measuring approximately 18'-11 ½" x 18'-11 ½" and meets all required setbacks. The covered patio also includes a traditional brick fireplace that will be constructed 4' from the rear elevation. A framed wall with wood lap siding will enclose the 4' between the rear elevation and the fireplace. The pool measures approximately 6' x 10' with the addition of 36 sq. ft. paver coping. The uncovered pool will be set back at least 5' from the rear of the patio and meet all required setbacks. Post-completion the rear yard permeable space will be 28 %. See attached plans. Stepdwn

AMENDMENT 3/7/2019: Siding: Addition and exterior of porch will be 6" or 7" Hardie Artisan Smooth. Interior of porch will be exterior grade vertical bead board. Replace front doors with a custom wood French door, to include lower wood panel and match existing framing. Enclose window, fixing window placement on right elevation, brick to match existing. Full commission approval (2/13/19) to paint non-historic brick on exterior fireplace, to match existing.

AMENDMENT 6/24/2019: Windows: Addition of 2 windows and transoms to new addition. Windows will be wood, Simulated True Divided Lights (STD L), double-hung in a 6/1 pattern to match existing. All window trim will be wood. Corner Boards: Will be Hardie Artisan Smooth to match siding and will be packed out and proud of siding. All other trim will be wood. See attached exhibit 'Plan Update – 2019'

10/15/2019

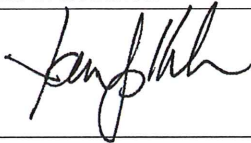
AMENDMENT 10/15/2019: Windows: The windows on the new addition will be Sierra Pacific All Wood Casement Windows with All Wood Transom Windows above. The all wood windows will be Clear Glass with 5/8 putty exterior Simulated True Divided Lights (STD L) in a 6/1 pattern to match existing. All window trim will be wood.

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 Landscape & Site Features and Work in Rear Yards.

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.

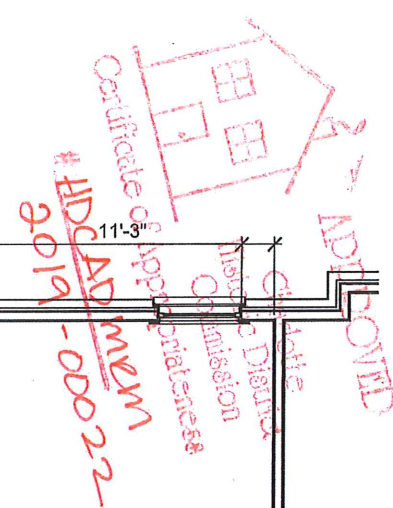
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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.



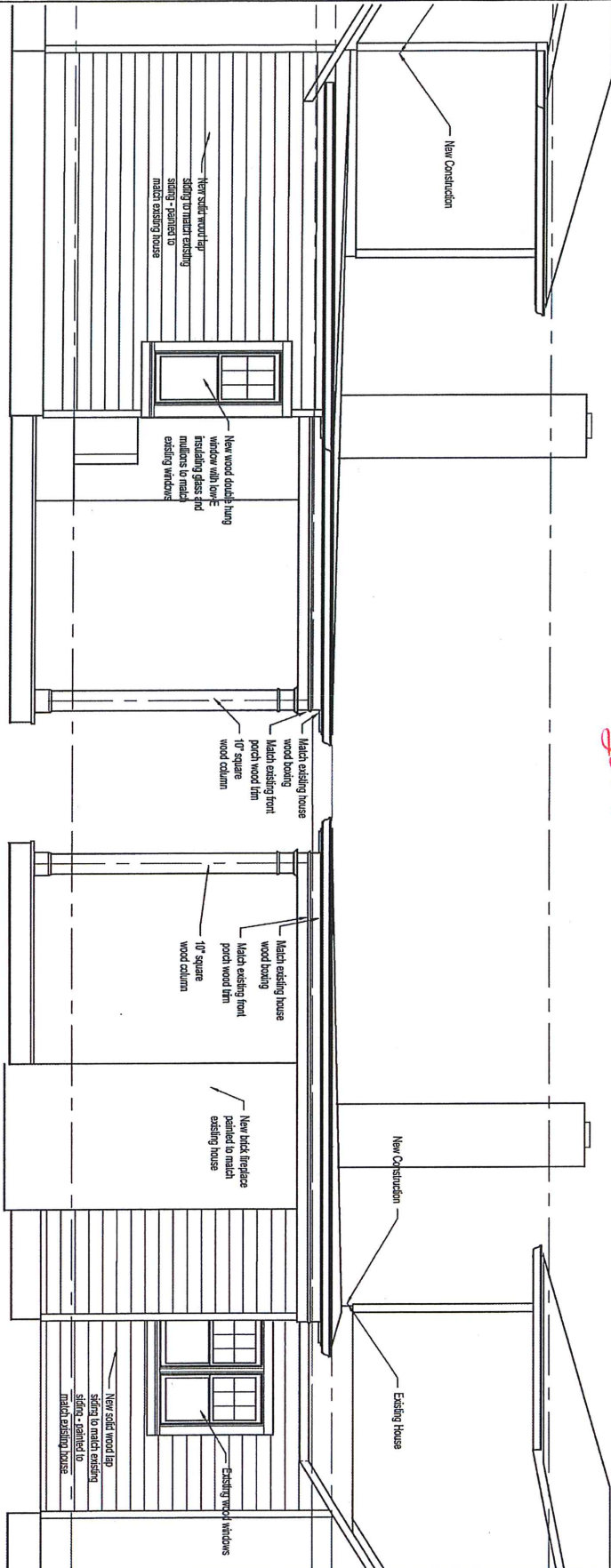
James Haden, Chairman



Staff



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 # HPCADW12-17
 2019-00022



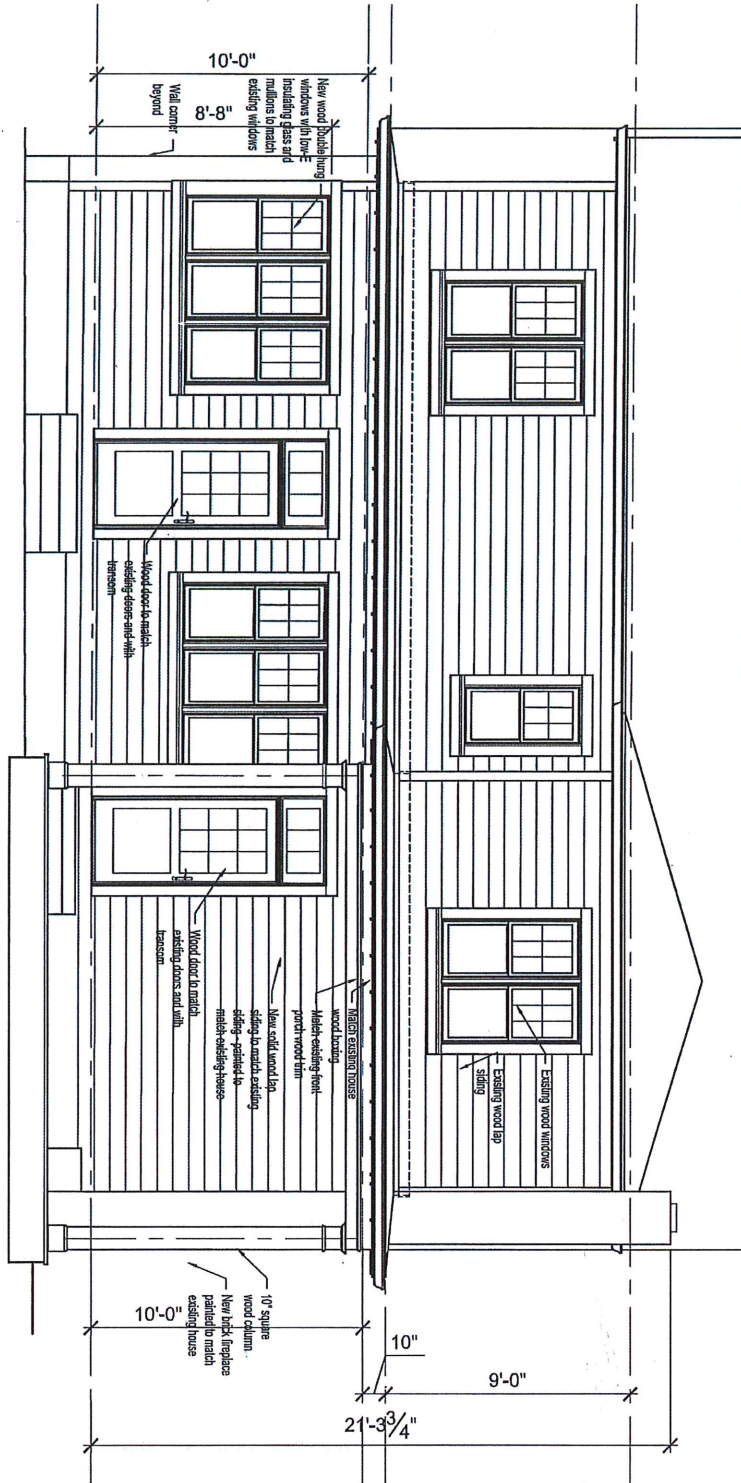
RIGHT ELEVATION

02
 1/4"=1'-0"

LEFT ELEVATION

01
 1/4"=1'-0"

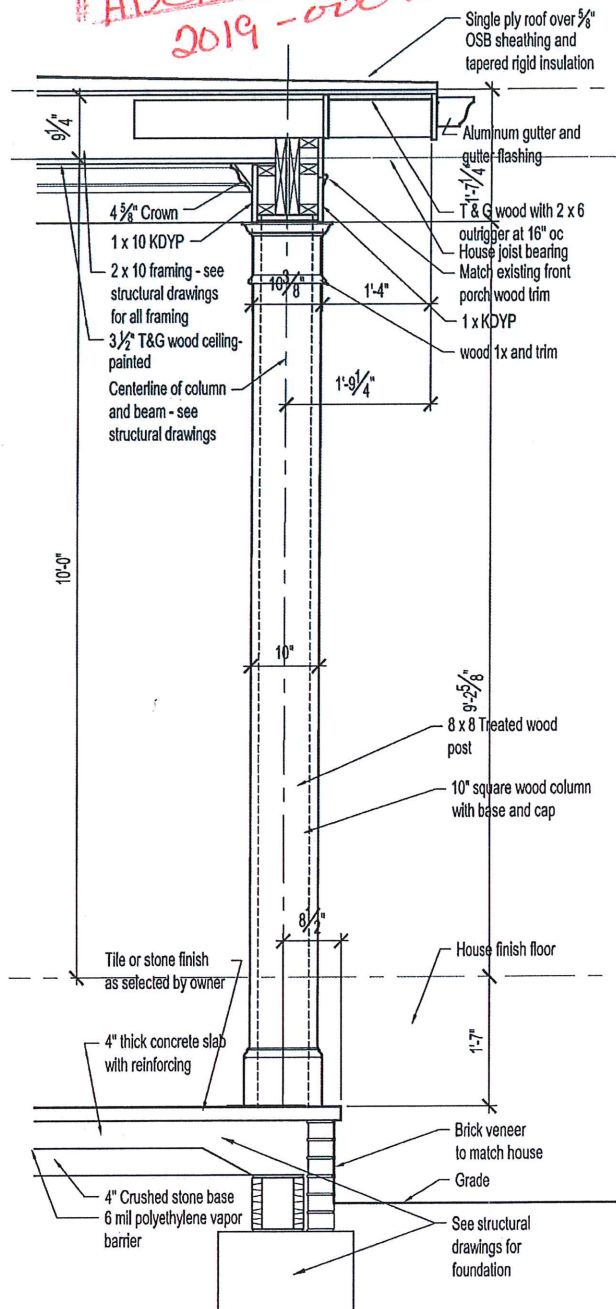
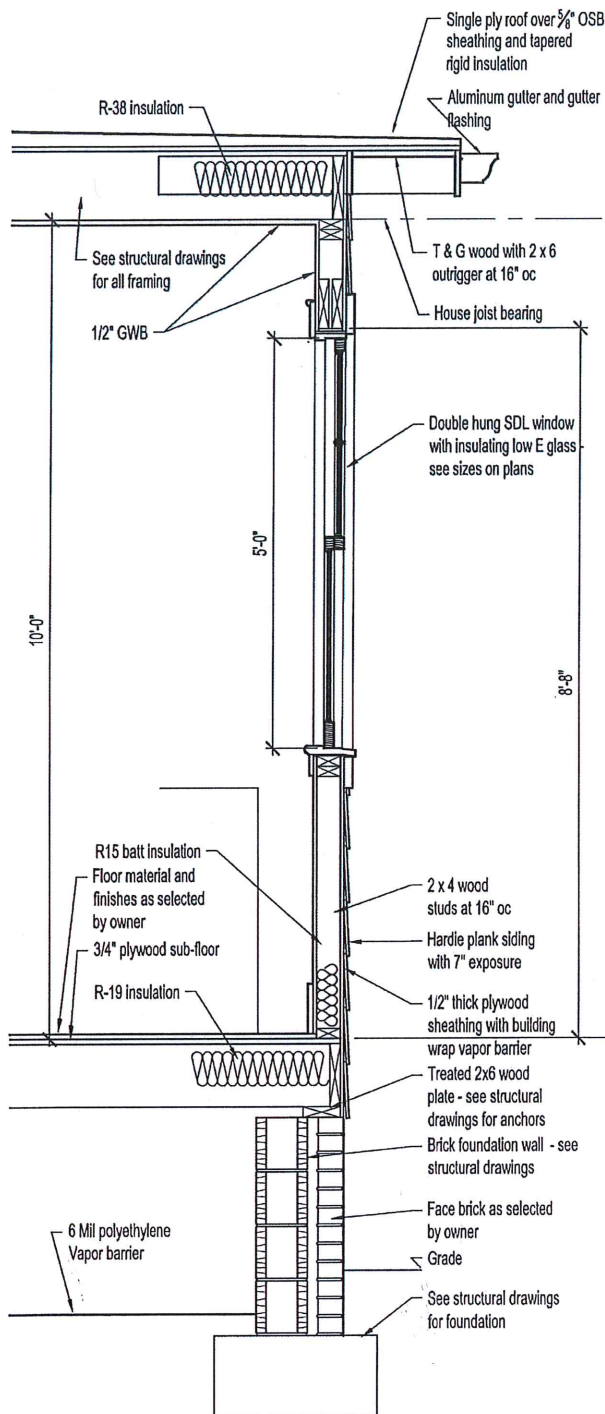
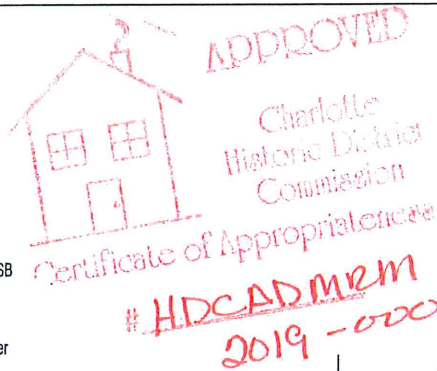
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 # HPCADmmem
 2019-00022



REAR ELEVATION

1/4"=1'-0"

01



SECTION @ HOUSE 01
3/4"=1'-0"

PORCH SECTION 02
3/4"=1'-0"





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AMENDMENT 3/7/19

Checklist
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7/24/19

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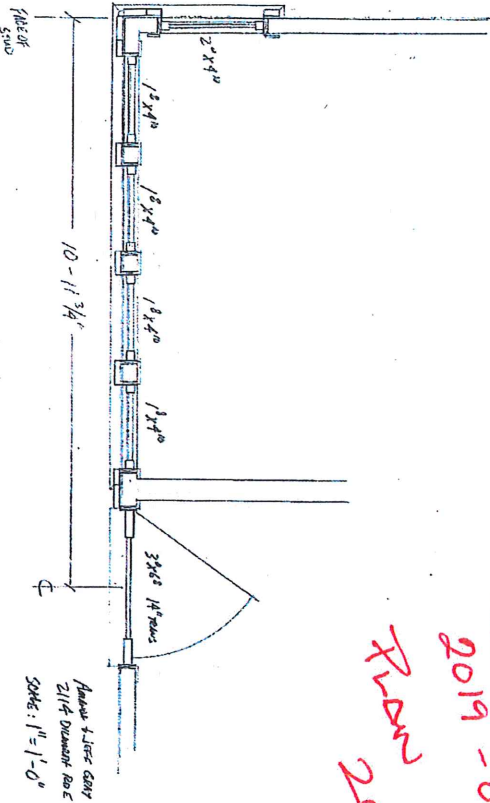
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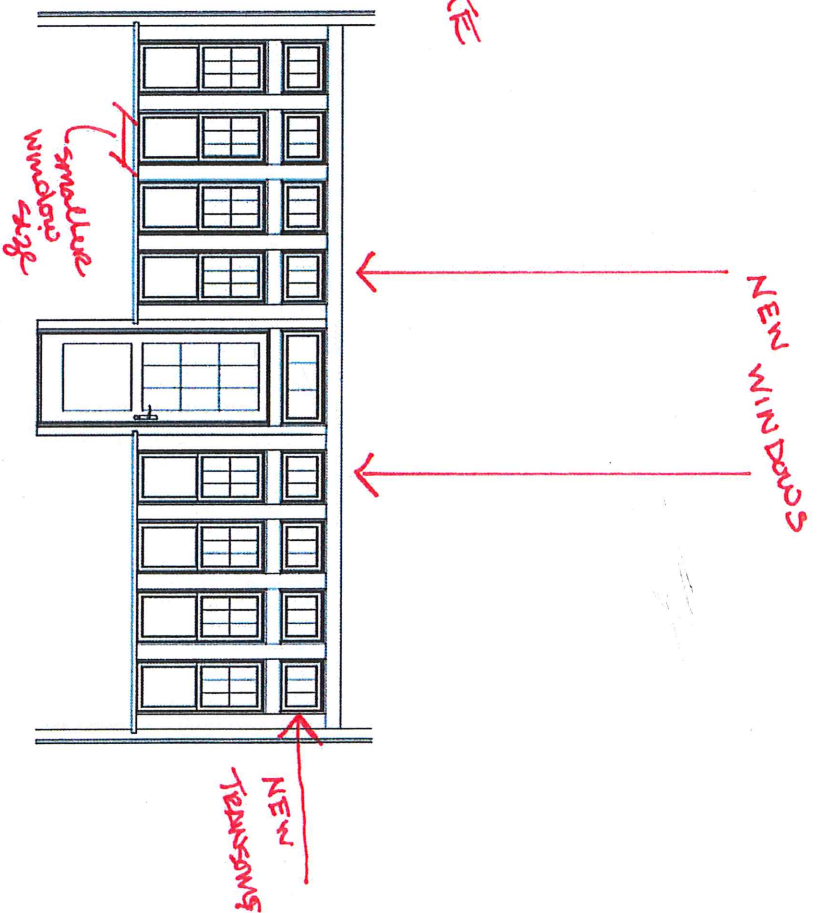
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Aug 2019

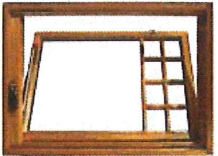


New Addition Rear Floorplan



New Addition Rear Elevation

CASEMENT WINDOWS



For top-to-bottom, unobstructed views and wide-open ventilation, you can't beat Sierra Pacific casement windows. They come with our Encore handle that folds out when you need it, but stays out of the way of window treatments. Our casements swing open a full 90 degrees for ease of cleaning.

The clean lines and smooth operation of our casement windows make them a favorite across the country. Combine them with other fixed or operable Sierra Pacific windows to create a true room with a view.



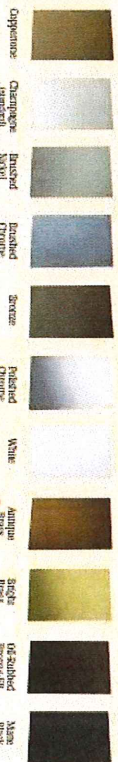
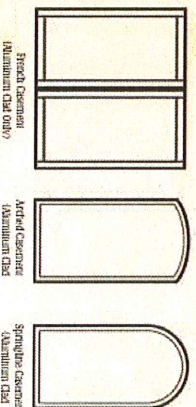
PUSH OUT CASEMENT

With a simple turn of its lever and a gentle push, our new push out casement swings wide open. Stainless steel friction hinges hold it in place. Available with two screen options - a historical hinged version, or our advanced, disappearing roll down model. Available in aluminum clad or all-wood.

Encore folding handle



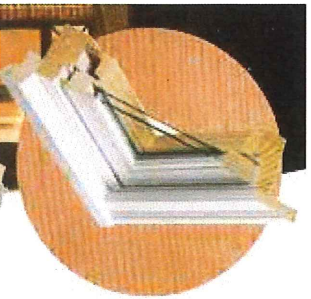
Other casement styles:



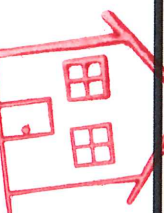
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ALL-WOOD

For truly distinctive homes, you can't beat the timeless elegance of all-wood windows and patio doors. Like all our products, long-term durability is ensured by CoreGuard Plus™, the wood treatment proven in rain forest testing. See pages 10-11.



SIERRA
PACIFIC
WINDOWS



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AMENDMENT 10/15/19