



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS – AMENDMENT

CERTIFICATE NUMBER: HDCADMRM-2019-00410

DATE: 23 July 2019

21 October 2019 – AMENDMENT

ADDRESS OF PROPERTY: 1929 Wood Dale Tr

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11907507

APPLICANT/OWNER(S): Louis & Joanne Kemp II

DETAILS OF APPROVED PROJECT: Rear Porch, Accessory Building, & Landscaping

The project is a rear addition that is no taller or wider than the original building and meets all required setbacks. Covered Screen Porch: The new screen porch footprint measures approximately 28'-6 7/8" x 17'-3 1/4" and will tie-in at the second floor beneath the vertical siding. Screens will be attached to 4x4 wood post with a metal roof. The foundation will be cast concrete with the option of a smooth white stucco finish. The left side corner fire place, approximately 6'-0" x 6'-0", and under the roof overhang will have smooth Hardie Artisan siding to match the main house. Accessory Structures: A new shed and attached greenhouse will be added. The shed will be approximately 12'-0" x 12'-0" with a metal roof and CMU foundation with a Belgard Ashlar Tandem stone or smooth stucco finish. The siding will be vertical Hardie with vertical wood battens applied over each groove of the siding. The greenhouse will be a glass structure sitting on a CMU foundation and knee-wall with a Belgard Ashlar Tandem stone or smooth stucco finish. Patio: A new patio area will connect the new covered porch to the shed/greenhouse. The patio will be approximately 16'-0" x 20'-0" to the right of the porch and 24'-0" x 48'-0" between the shed and porch. The patio pavers are Belgard Lafitt Rustic Slab set in sand. A Belgard Ashlar Tandem stone retaining and seat wall will enclose the patio area to the right of the porch. This area will also feature an outdoor fireplace and pizza oven, stone to match. The patio between the shed and porch will also be Belgard Lafitt Rustic Slab set in sand with a Belgard Ashlar Tandem stone seat wall. Landscape: A stone pathway will lead from the patio to the front of the house and from the greenhouse to a landscaping area at the rear of the property. An underground cistern will be added near the shed. No trees will be removed. Additional vegetation will be added. Post-completion the rear yard permeable space will be 85.17%. See attached plans. **This COA does not approve the uses of EZ Breeze, any window changes, nor painting unpainted masonry.**

AMENDMENT 10/21/2019: Material change to the porch and a part of the patio from concrete and pavers to Ipe Decking or Trex Decking. Note: Trex can only be used on horizontal surfaces. Post-completion the rear yard permeable space will remain the same at 85.17%. See attached.

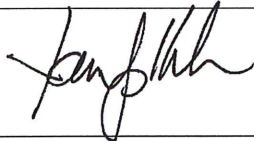
10/21/2019

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 Landscape & Site Features (page 60) and Work in Rear Yards (page 64).

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.

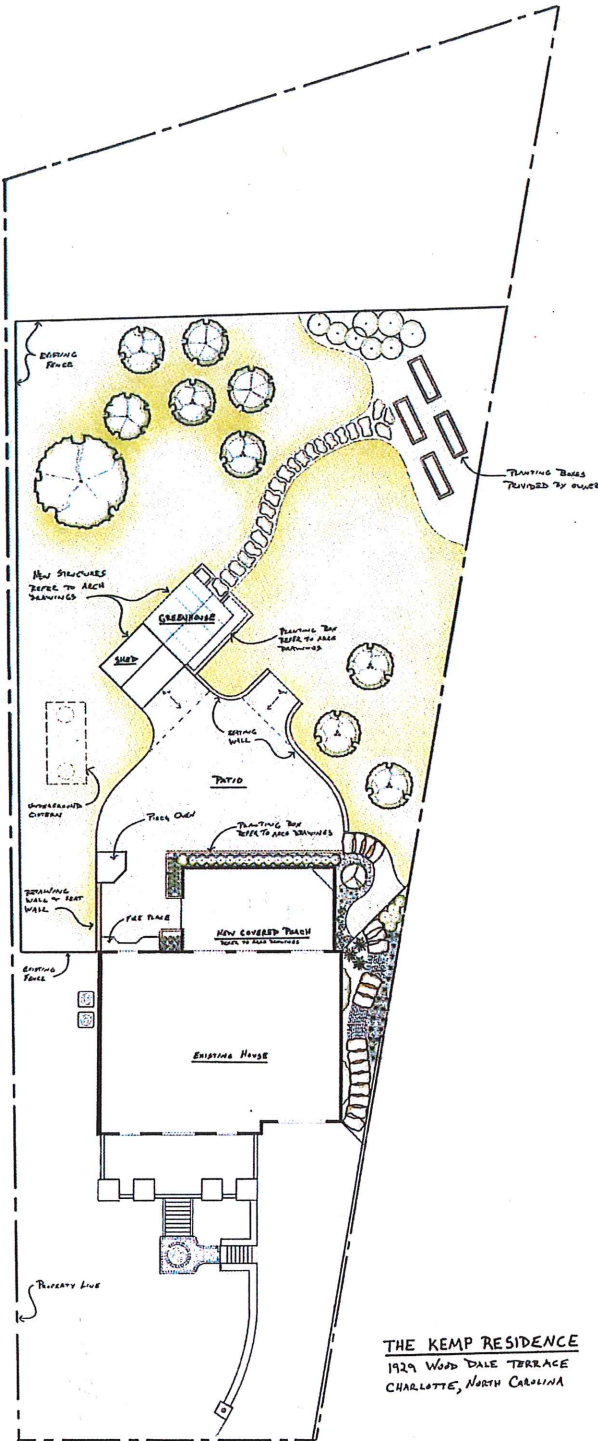


James Haden, Chairman



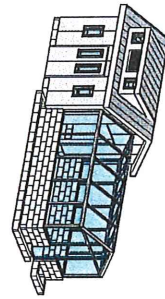
Staff


APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 #HDCADMPM
 2019-00410
 July 2019

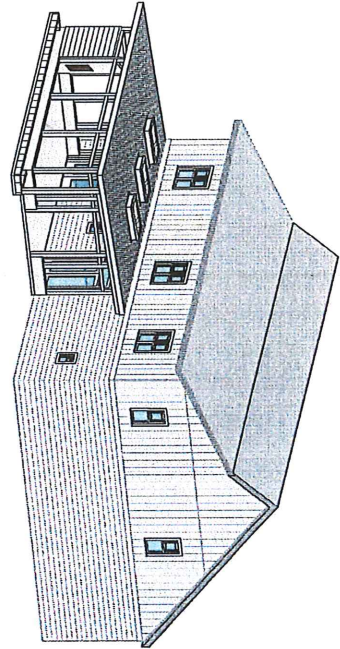


THE KEMP RESIDENCE
 1929 WOOD DALE TERRACE
 CHARLOTTE, NORTH CAROLINA

SITE PLAN
 SCALE: 1" = 8'-0"
 NORTH



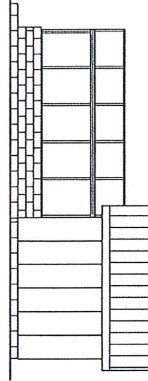
PERSPECTIVE - SHED



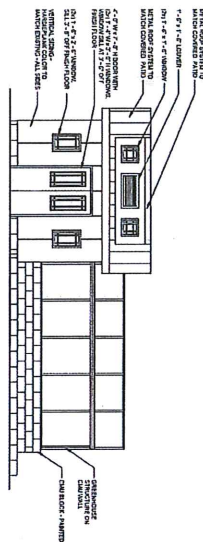
PERSPECTIVE - COVERED PATIO



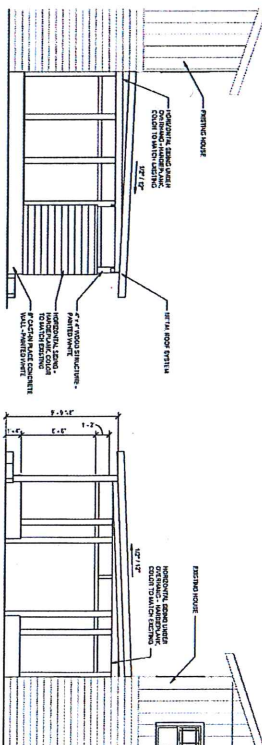
2 ELEVATION - COVERED PATIO (NORTH)



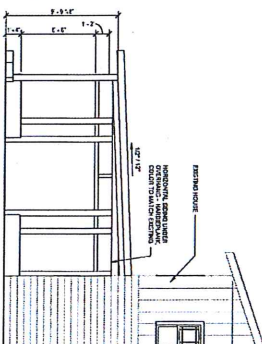
9 ELEVATION - SHED (NORTH)



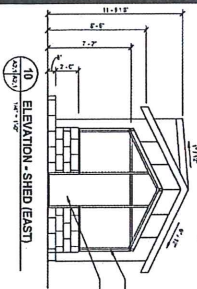
8 ELEVATION - SHED (SOUTH)



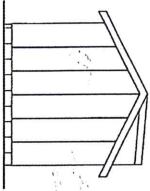
1 ELEVATION - COVERED PATIO (EAST)



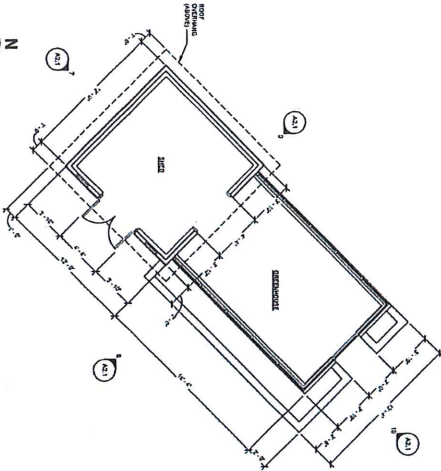
3 ELEVATION - COVERED PATIO (WEST)



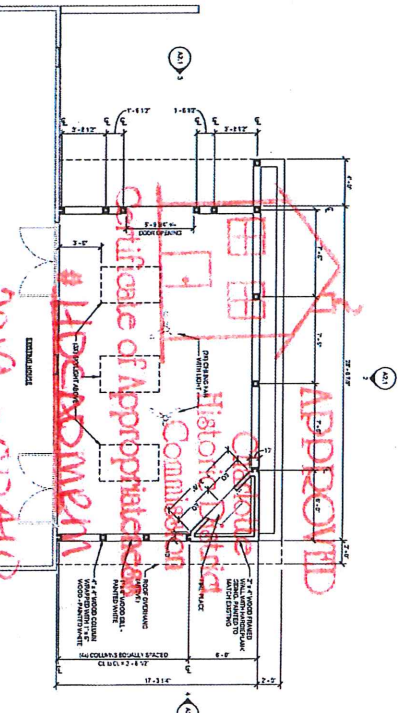
10 ELEVATION - SHED (EAST)



7 ELEVATION - SHED (WEST)



FLOOR PLAN - SHED



FLOOR PLAN - COVERED PATIO

KEMP RESIDENCE

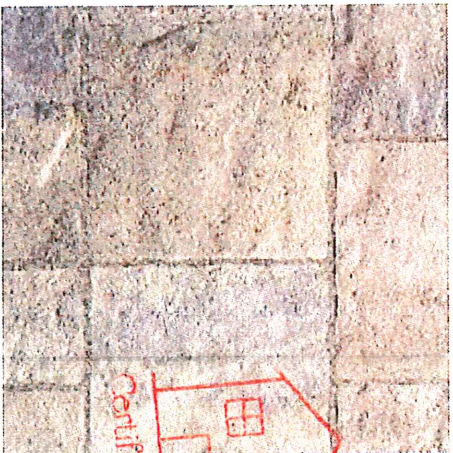
1929 WOOD DALE TERRACE
CHARLOTTE, NC 28203

FLOOR PLAN

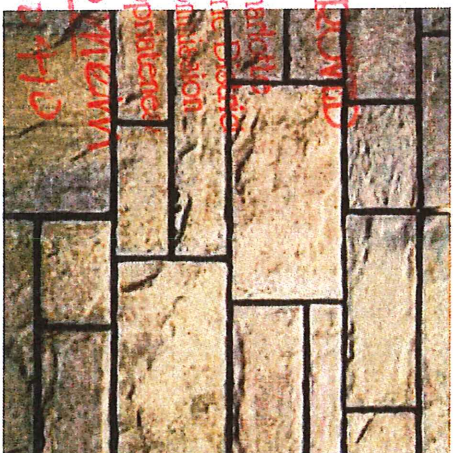
NO.	DATE	DESCRIPTION
1	7/10/2019	ISSUED FOR PERMIT
2	7/10/2019	REVISION

A2.1

APPROVED
Historic Preservation Commission
Certificate of Appropriateness #142620676
2019-00410
July 2019



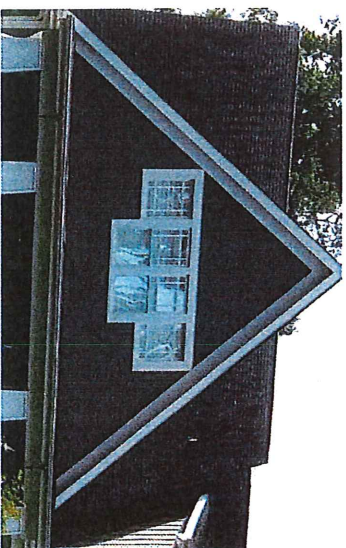
Pavers = Belgard Laffit Rustic
Slab, color is Savannah.



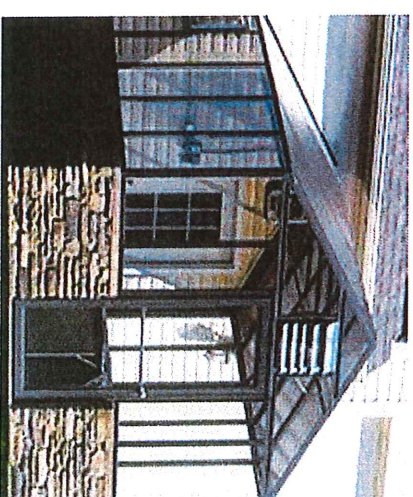
For Greenhouse knee wall and
retaining and seating wall =
Belgard Ashlar Tandem, color
River Street.



New porch siding will be
the same HardiePlank
that is on the current
house and same color as
house.



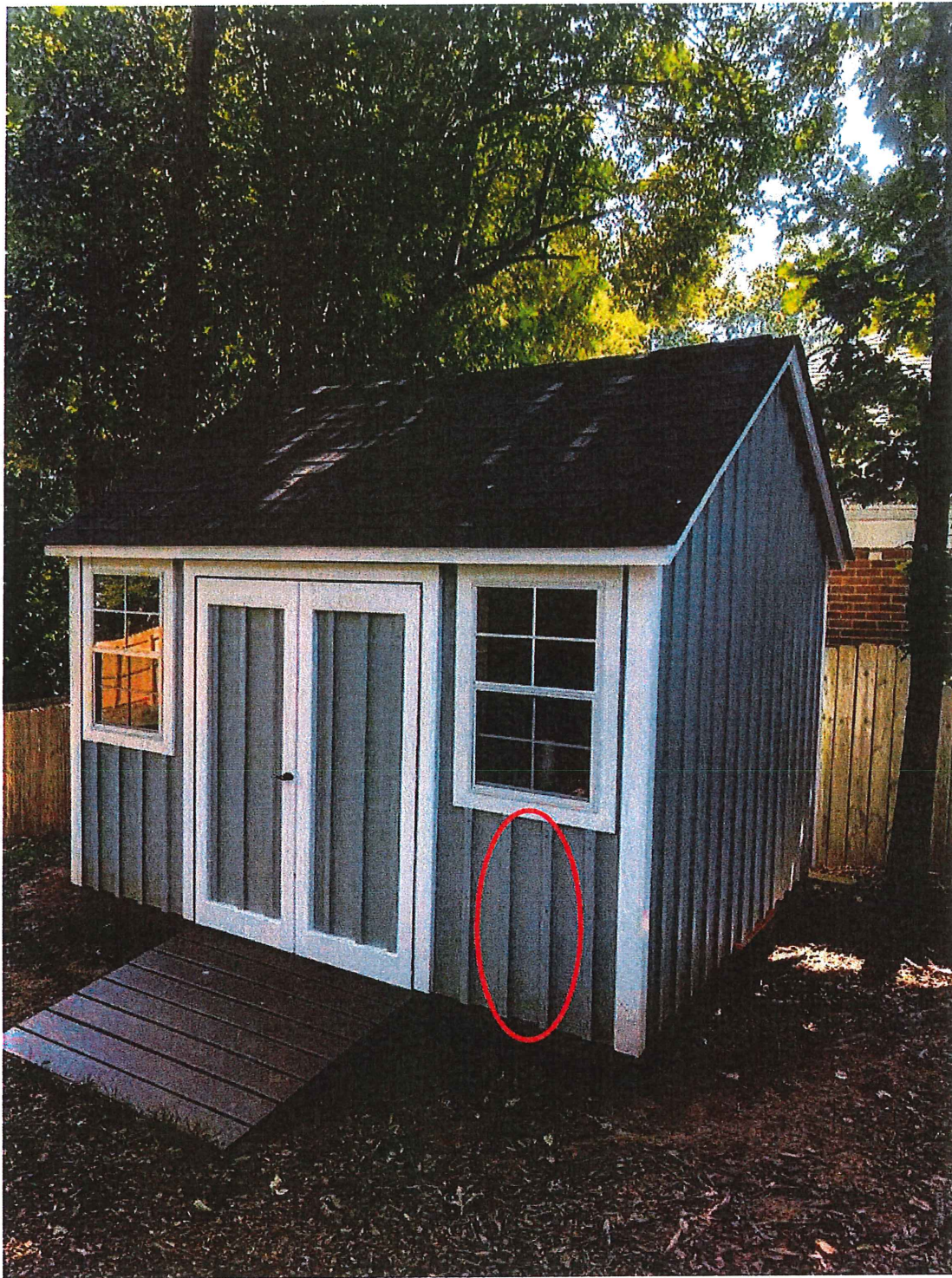
Shed siding will be same as
the upper house area and
color the same.



10' x 16' Arcadia Greenhouse
on knee wall with same
material as retaining and
knee walls on new patio. Will
be attached to 12' x 12' new
Shed.



Current house at 1929 Wood Dale Ter
Example of same colors being used.



BATTEN
DESIGN

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#HDCADM
2019 - 02410
July 2019

TABERUIA SPP

Bignoniaceae.

OTHER COMMON NAMES

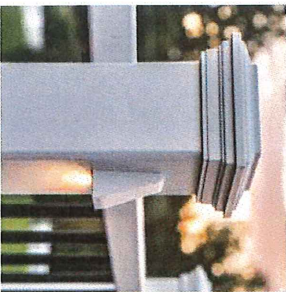
Brazilian Walnut and Lapacho. Trade names include Ironwood™ and Pau Lope™.

ORIGIN
Brazil, tropical South-Central America.

A photograph of a wooden deck with a railing and a white pillar, set against a backdrop of green trees. The deck is made of light-colored wood, and the railing has a white pillar. The background is a dense forest of green trees.



Engineering what's next in outdoor living isn't just a motto. It's our mission. More than 20 years ago, Texaco revolutionized the industry by introducing a high-performance, eco-friendly alternative to wood decking. Today, we're proud to offer more ways than ever to live outdoors—whether you're building on a budget or seeing your biggest, boldest idea through. It's never been easier to make the Texaco decision that's right for you.



Site plan of the proposed new building complex at the University of the Pacific. The plan shows a central 'NEW BUILDING' complex consisting of a 'SHED' and a 'GREENHOUSE'. To the left is a 'NEW COVERED TRAIL' and a 'TRAIL' leading to a 'TRAILING BOX'. To the right is a 'TRAILING BOX' and a 'TRAILING BOX' with a 'TRAILING BOX' nearby. The plan also shows a 'TRAILING BOX' and a 'TRAILING BOX' with a 'TRAILING BOX' nearby. A red arrow points to the 'NEW COVERED TRAIL'.