



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2019-00419

**DATE:** 24 July 2019

**ADDRESS OF PROPERTY:** 1535 Southwood Ave

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908810

**OWNER(S):** Jacob Keating & Katherine Lopez

**DETAILS OF APPROVED PROJECT:** Windows, Doors, Deck, Fence, Driveway, Front Steps

This project is window, doors and site features. **Windows:** The non-historic right-side front window will be replaced with a 1/1 wood or clad window to match the rest of the house. A new 1/1 wood or clad window will be added to rear elevation left corner (rear view). All windows will be double-hung wood or clad windows with original divided light or Simulated True Divided Light (STD L) in a 1/1 pattern and will match existing in size and trim. **Front Door:** Replacement of non-historic front doors with a new front door. Wood trim work to match existing. Doors and trim will be wood with Simulated True Divided Lights (STOL) windows in a pattern that coordinates with the house. See attached exhibit. The replacement door and trim will match size and material of original/existing. The finished doors and trim will be stained or painted. **French Doors:** New rear French doors will reopen a closed-in door and will replace the existing window. The doors will be paintable steel with a large pane window. No blinds between glass. **Gutters:** If replaced, the replacement gutters will be new factory-clad aluminum gutters. New gutters will be moved off the face of the front elevation to come-into compliance with HDC guidelines. **Fence:** A new wood fence and gate will be installed in the rear of the property and continue down the right-side (front view) to the middle of the structure, and stop on the left-side at the rear corner of the structure. The new fence will be wood with panels of vertical pickets butt-joined to substantial uprights with a framed top and bottom. On the left-side, the 6'-0" fence will step down to 5'-0" from the rear corner of the house to the middle of the structure. Gates, of the same style, will be located on both the right and left sides. The fence & gates will not exceed six feet in height with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount and will step down to 5' where indicated. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing period. **Front Steps:** New smooth concrete front steps, leading to the sidewalk, will be added to the front of the property matching the historic style of the neighbors. The front steps will be no wider than 3'-0". **Driveway:** Repave concrete driveway located along the left side of the structure. The new driveway will have a planting strip, of no less than 6"-12" wide, between the driveway and house and the driveway and the property line. The driveway will be no wider than 8'-0". **Parking Slab:** A new parking slab, approximately 25'-0"x25'-0", will be added to the rear yard. The slab will meet all zoning requirements and be screened by the perimeter fence.

*Continued on the next page.*

**Rear Deck:** The existing concrete patio will be removed and a new deck will be constructed in its place. The HVAC will be relocated to the left elevation (rear view) and screened. The new deck will be approximately 18'-0" x 16'-0" and will be constructed of pressure treated wood. The deck will be close to the ground with three steps and perimeter bench seating, all wood. Post-completion the rear yard permeable space will be 62.49%. No Trees will be removed. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Replacement windows and doors.
2. The applicable Design Guidelines for Windows (page 4.14), Sidewalks & Parking (page 8.2), Fences and Walls (page 8.6)
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.**



Chairman



Staff



## 1535 Southwood Project Application for Historical District Administrative Approval

This deck outlines the restoration of the historical Wilmore bungalow on 1535 Southwood Ave. The full intent is to provide transparency in the planned scope in order to restore the residence to it's greater glory. The current home status is extremely worn down, however, we'd like to update the structure while maintaining the character and abiding by the Historical District guidelines.

Additionally, this deck leverages the Historical District Design Guidelines and is bifurcated by type of work proposed categories. Within the current scope of work, we are requesting approval within the following categories: Exterior Changes – Building, Site work, and New Construction – Accessory Buildings and Structures, as detailed below.

### Current home depiction



### Summary of work requiring Administrative Approval (by category)

#### Exterior Changes - Building

- Front door replacement: 80 in x 32 in – **As shown - No Dentil Detail**
- Gutters - **Avoid replacing gutters down front elevations**
- Replacement windows (meeting definition of "historic windows" as defined in Historic District Design Guidelines) – **Wood or Clad 1/1 Windows**
- ~~Exterior paint~~ - **Not in HDC Purview**
- French Doors in Rear – **No Inswing Mini Blind Patio Door**
- Front porch pillar encasement - **Full Commission Application Needed**

#### Site work

- Fence – see picture of cedar fence within application – **As shown**
- Front steps: **3' Wide Max**
  - Walkway extends 20 ft. from front porch to start of steps by 4 ft. wide
  - 15 ft. by 4 ft. wide from steps to sidewalk
- Updated driveway and extension – 172 ft. x 10 ft. **8' Wide Max w/ Planting Strips**
- Two-car parking concrete slab – 25 ft. x 25 ft. in back left corner of lot for residential parking – **Must Meet all Set Backs**
- Front yard landscaping (plants and bushes next to front steps and porch) - **No Tree Removal (Tree removal requires a tree letter from a certified arborist)**

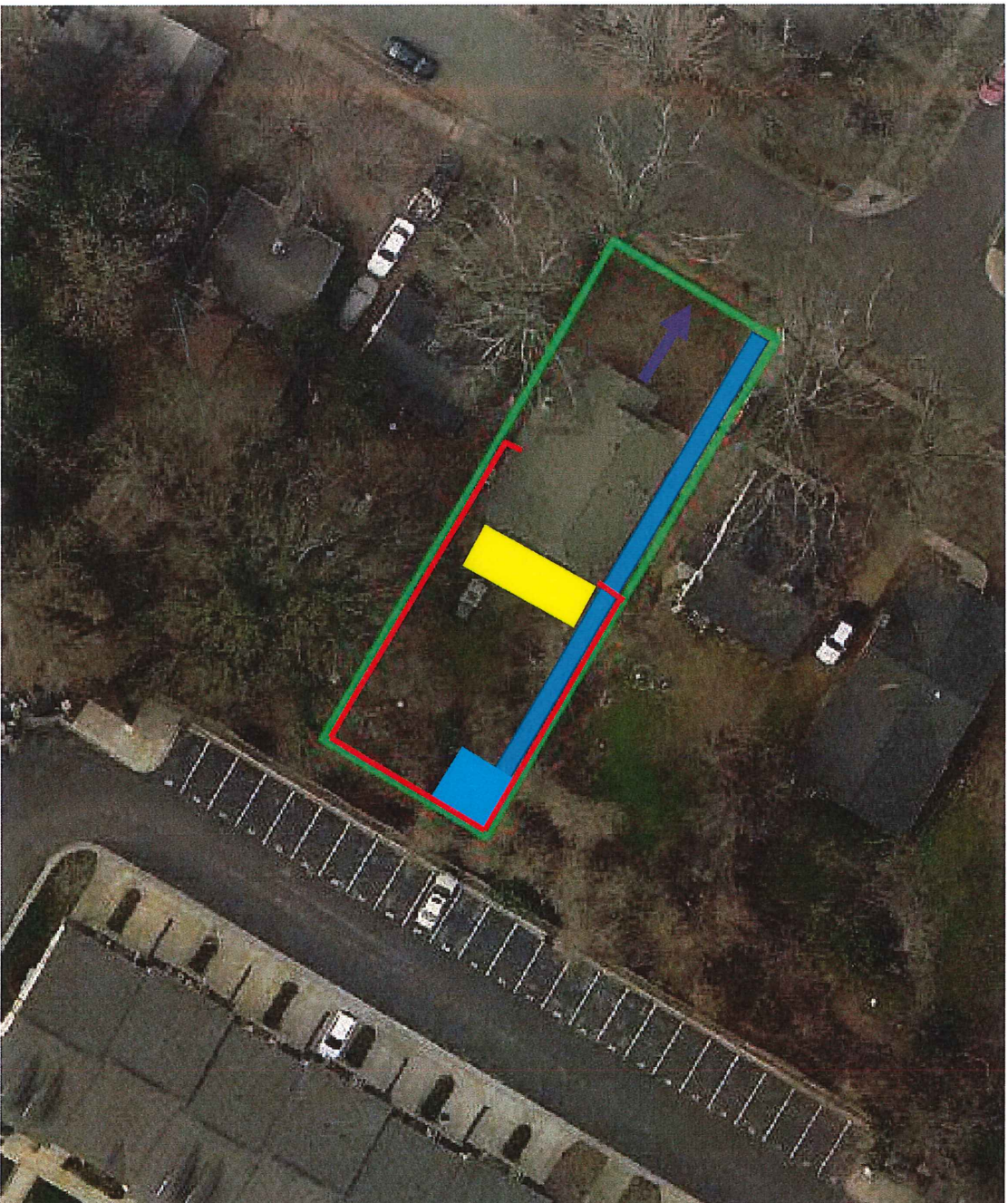
#### New Construction – Accessory Buildings and Structures

- Deck in rear yard – **As Shown**

#### Rear Yard Permeation Calculation


Historic Commission  
Certificate of Appropriateness  
HDC ADMMN  
2019 - 60419





## Site Plan

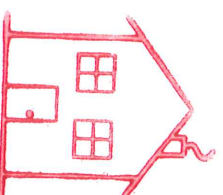
 New Rear Wood Deck  
16'-0" x 18'-0"

 Repave Driveway

 Rear Parking Pad  
25'-0" x 25'-0"

 New Front Walkway

 New Wood Fence



**APPROVED**  
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

#HDCADPM12M

2019-00419

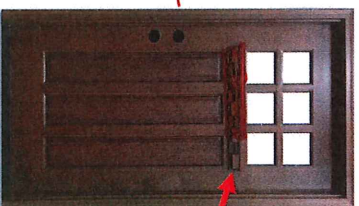


# Exterior Changes - Building

Front door – current

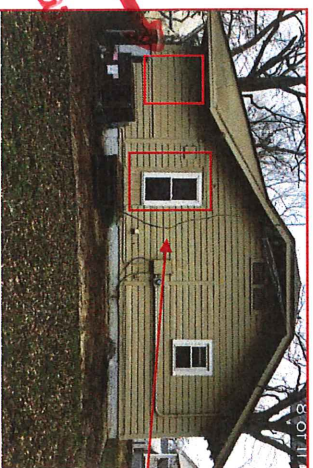


Front door – proposed



**No Dentil  
Detail**

French doors placement/window move



French doors – proposed



**No Inswing Mini Blind  
AKA: Blinds Between Glass**

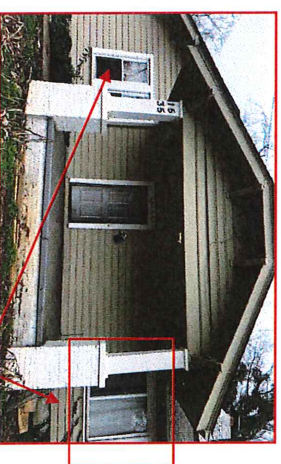
**Full Commission Request**



Front porch – current proposal

- Summary of work requiring Administrative Approval**
- Exterior Changes - Building**
- Front door replacement – 32 in. x 80 in. Craftsman 6 Lite Stained Mahogany Wood Prehung Front Door or similar model
  - Gutters – white
  - Moving/replacement of windows (meeting definition of “historic windows” as defined in Historic District Design Guidelines, double hung wood trim)
  - Exterior paint – Sherwin Williams Babbling Brooke HGSW3364
    - Preserving/repairing current wood siding by refinishing to it’s greater glory by power washing, sanding, and repainting
  - French doors in rear – 72 in x 80 in primed White Steel Prehung Right-Hand Inswing Mini Blind Patio Door with Brickmold
  - Front porch encasing of the pillars front porch encasing style (neighbors 2 houses down to the left – 1527 Southwood):

**Replacement right side window (to match left side window)**

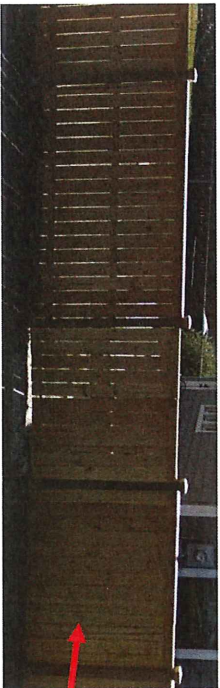


**APPROVAL**  
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2019-00419



## Site work

Fence (see diagram below for variance between 5ft and 6ft)



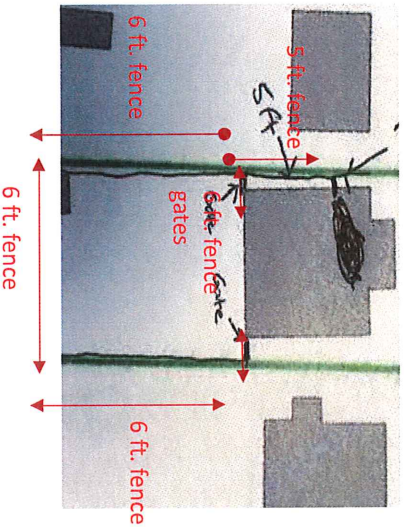
All framing members of the fence will face inward to the property being enclosed

## Summary of work requiring Administrative Approval

### Site work

- Privacy fence with caps – Cedar 5 ft. tall – approximately 275 ft. (linear) perimetering the backyard
- Front steps:
  - Walkway extends approximately 20 ft. from front porch to start of steps by 4 ft. wide
  - Approximately 15 ft. by 4 ft. wide from steps to sidewalk
- Updated driveway and extension – approximately 100 ft. x 10 ft.
- Two-car parking concrete slab – approximately 25 ft. x 25 ft. in back left corner of lot for residential parking
- Front yard landscaping (plants and bushes next to front steps and porch)

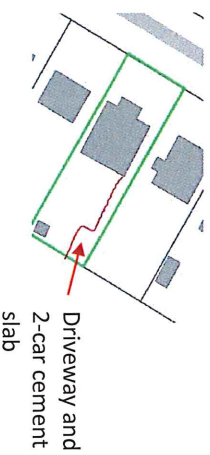
## Proposed fence blueprint



## Stairs - placement



## Driveway blueprint



Stair style – neighbors have the same

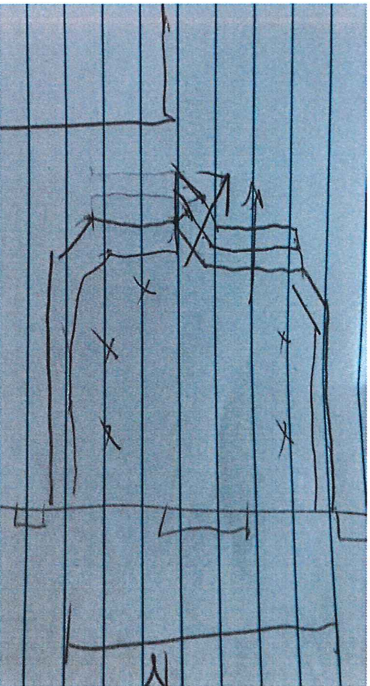


3' WIDE MAX



## New Construction – Accessory Buildings and Structures

Draft deck rendering



Approx. 16 ft.  
from house

Approx. 18 ft. wide

Sample deck mock-up



**Wood Only –  
No alternative materials**

### Summary of work requiring Administrative Approval

#### New Construction – Accessory Buildings and Structures

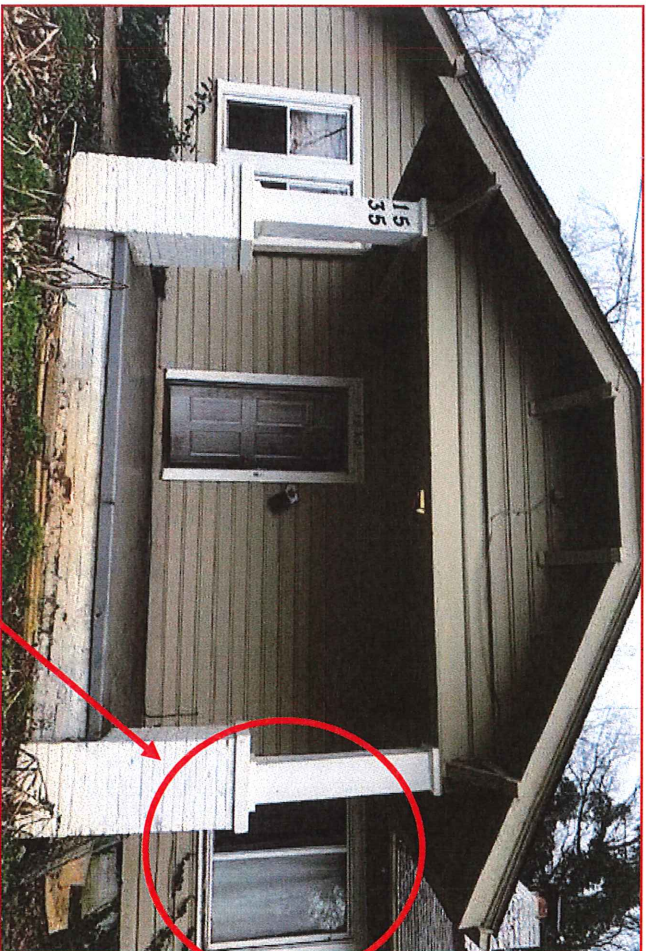
- Deck in rear yard for outdoor living space – approximately 16 ft. from the rear of the house x 18 ft. wide
  - Benches perimeter the deck
  - Steps (three) will step down from the deck into the yard





## Exterior Pictures

Street facing



New 1/1 wood or clad windows  
To match existing

Rear



To be moved to the left side and  
screened by new fence

