



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2019-00578

**DATE:** 2 October, 2019

**ADDRESS OF PROPERTY:** 705 E Tremont Ave

**TAX PARCEL NUMBER:** 12108602

**HISTORIC DISTRICT:** Dilworth

**OWNER(S):** Ben & Micah Caruana

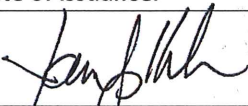
**DETAILS OF APPROVED PROJECT:** Covered Porch. The project is the addition of a new rear covered porch, that is no taller or wider than the original building and meets all required setbacks. The existing rear deck will be removed. The new porch footprint measures approximately 16'-0" x 25'-0". The new porch will have a pavers patio, wood columns and a shingled shed roof. All corner boards, trim, column details and roof details will be wood to match existing. The middle section of the left-elevation will be enclosed as a feature wall for a tv or gas fireplace. The feature wall will be lap siding to match the main structure on the exterior and a traditional finish on the interior. No other areas will be enclosed or screened-in. An additional 100sqft round paver patio will be added to the right side. The post-completion rear yard permeable space will be 87%. See attached plans.


1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. The material and design meets the applicable Design Guidelines for porches (page 4.8)

**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.**

  
James Haden, Chairman

  
Staff

SOUTH BOULEVARD	EAST BOULEVARD	LENNOX AVENUE
	E. WORTHINGTON AVENUE	
	X	
	E. TREMONT AVENUE	

I certify that this map was drawn under my supervision from an actual survey made under my supervision (record description recorded in Deed Book or Map Book as shown); that the boundaries not surveyed are indicated as drawn from information in Deed Books and Map Books as shown; that the ratio of precision is better than 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This 13th day of April, 2016.

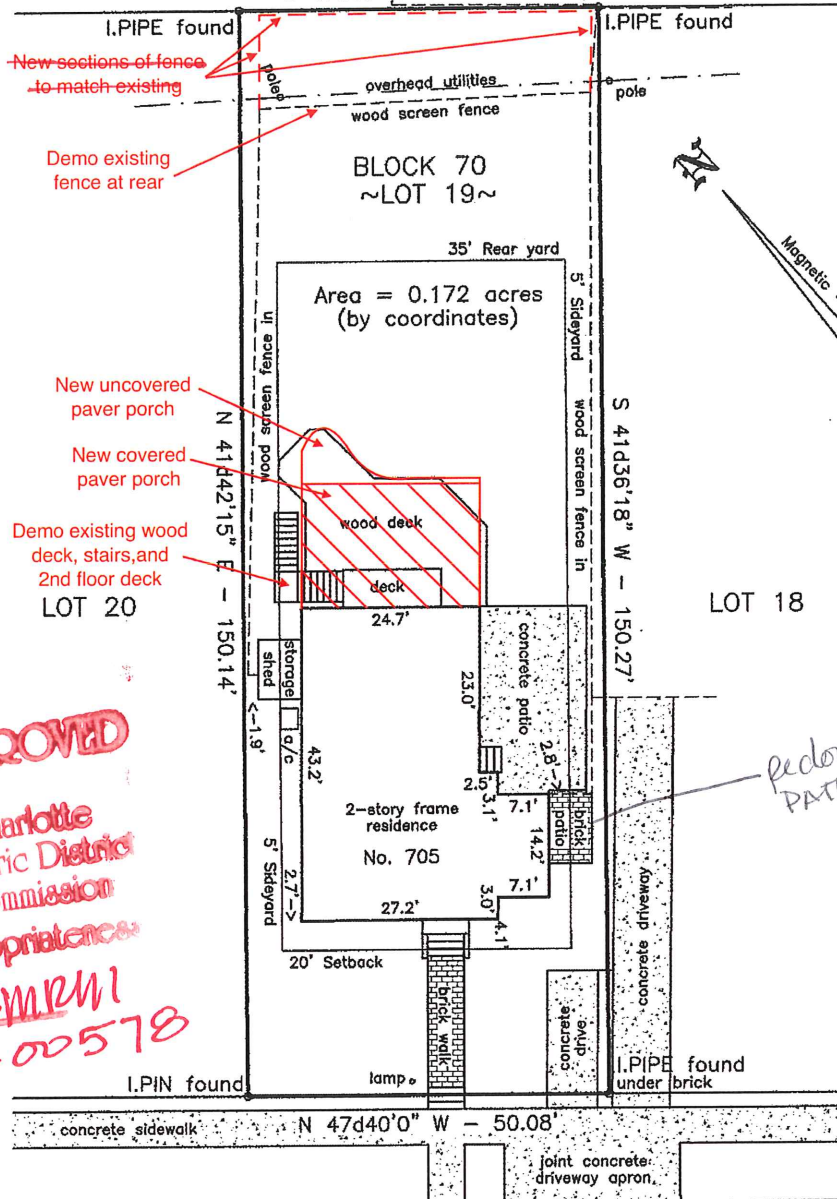
This survey does not benefit from a complete examination of title.

Notes:

Parcel subject to City of Charlotte R-5 zoning standards.  
Restrictions recorded in DB 458-259.  
Building measurements taken to outside walls at main floor level.

J. Martin Zoutewelle, PLS L-3498

MB 230-60  
BLOCK 70 - LOT 1  
S 47d48'46" E - 49.82'

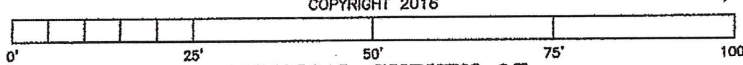


APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness  
#HDCADMIN1  
2019-00578

East TREMONT AVENUE  
60' Public R/W



PHYSICAL SURVEY OF  
LOT 19 BLOCK 70 of DILWORTH  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
certified to:

BENJAMIN CARUANA & MICAH CARUANA

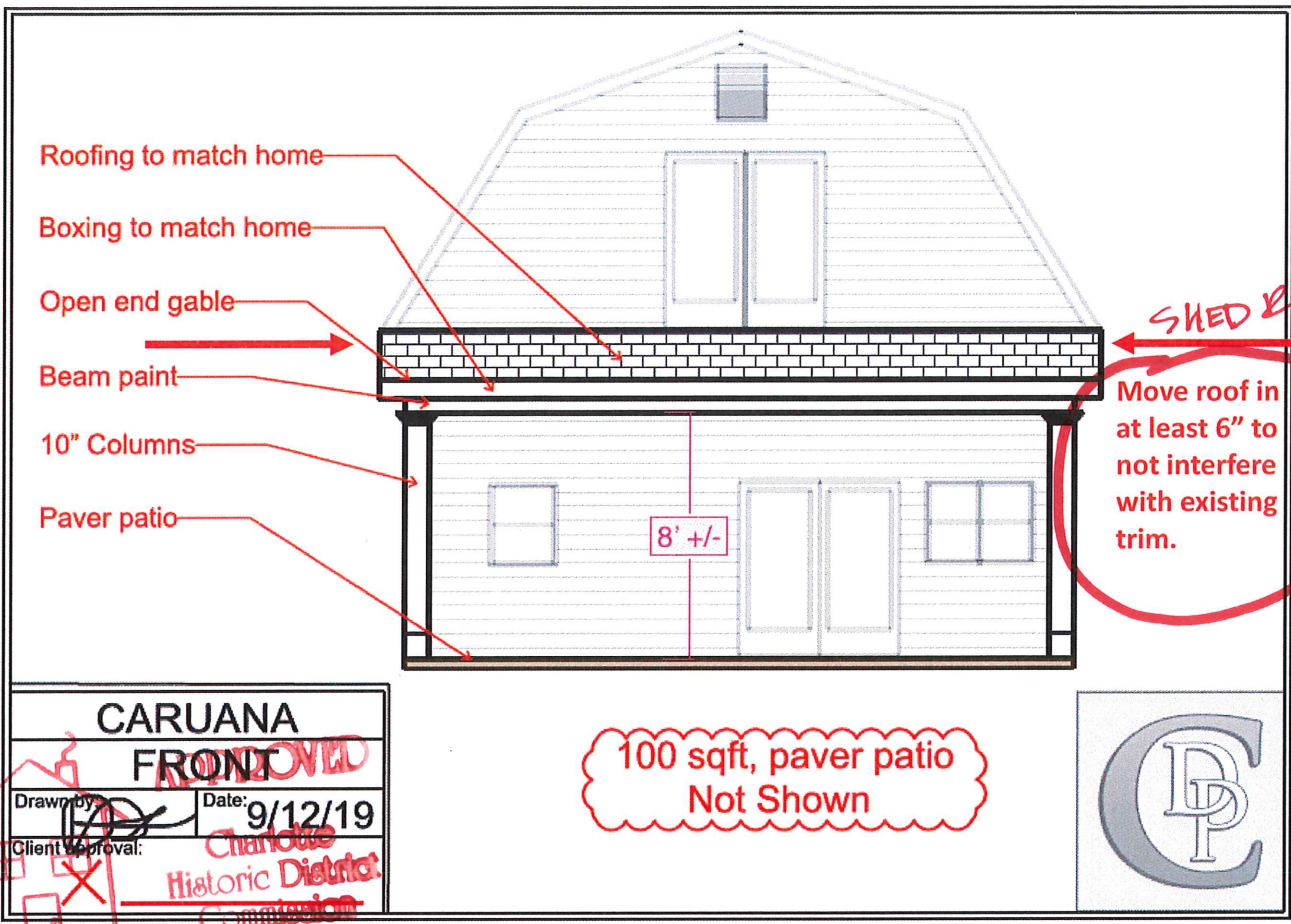
Description Taken From Map Book 332, Page 214

Scale 1" = 20'

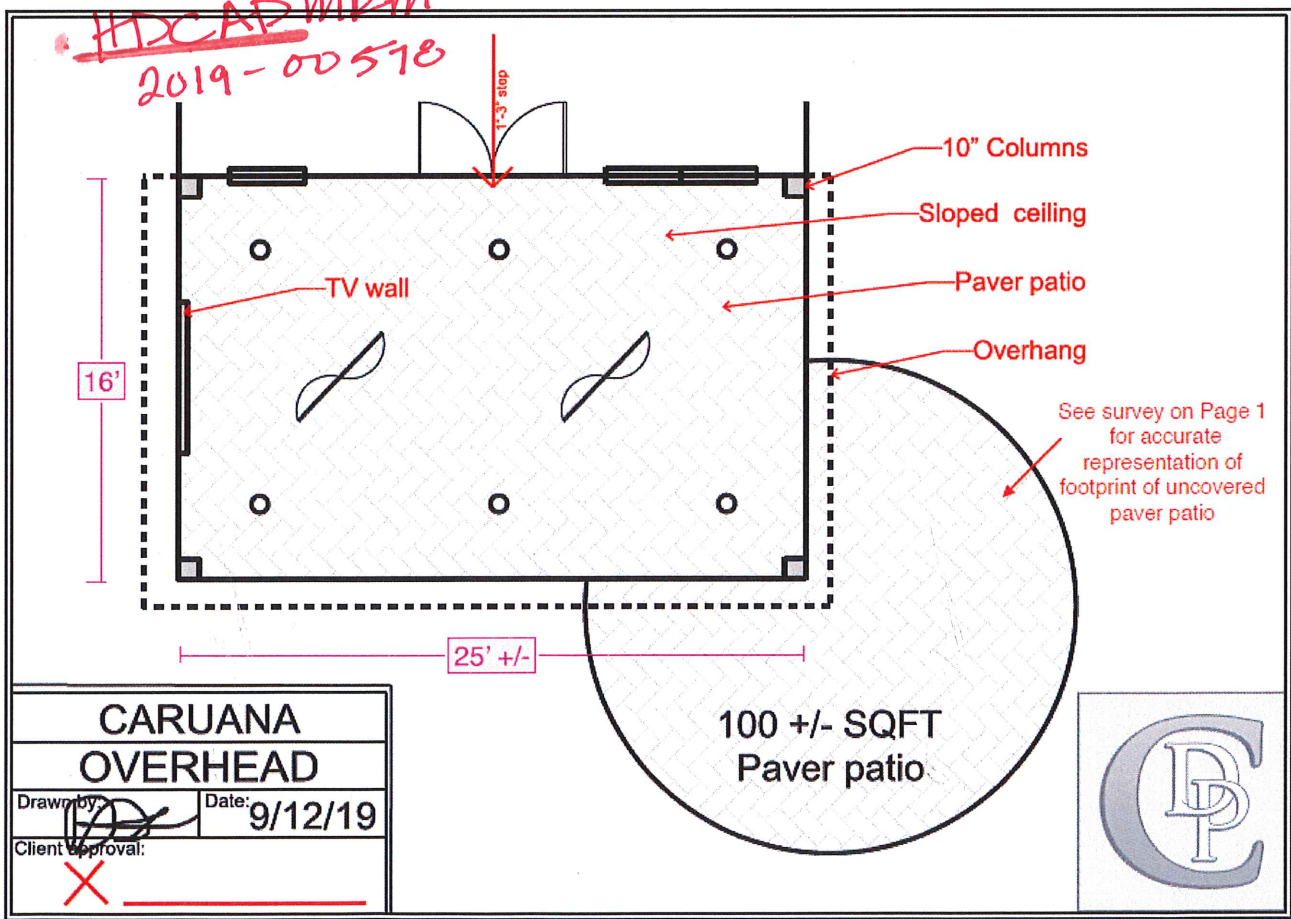
April 13, 2016

J. Martin Zoutewelle L-3498, Zoutewelle Land Surveyors, PC C-3764, 1123 Shadowbrook Lane, Charlotte, NC 28211 704-910-2329





*Certificate of Appropriateness*





Existing wood deck and stairs to be demolished.



Certificate of

HDC AD MEM  
2019-00578



Side view of existing deck to be demolished.

