



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00718

DATE: 19 November 2019

ADDRESS OF PROPERTY: 1709 Springdale Ave

TAX PARCEL NUMBER: 12311802

HISTORIC DISTRICT: Dilworth

OWNER(S): Samuel & Beth Deturo

DETAILS OF APPROVED PROJECT: Patio with Kit/Fire Pit & Fence. The project is rebuilding the rear yard patio area. The existing deck and stairs will be removed. New wood stairs will be rebuilt with wood and new wood handrails. The new patio area will be constructed of sand-set stone and will measure approximately 28'-0" x 38'-6". An outdoor kitchen and firepit, with seating wall, will be constructed of brick to match the foundation of the main structure. The kitchen will sit at least 1'-0" off the wall of the foundation and will not tie-into the foundation wall. The countertop will be stone to match the patio. The firepit will be off to the left of the patio. The firepit and seating wall will be constructed of brick, to match the foundation, with stone caps to match the patio. A new fence will be installed along the right-side of the structure. The fence will be 6' in the rear to the rear corner the of the structure and will stepdown to 5' from the rear of the structure to the middle of the structure and 4' from the middle of the structure to the front thermal wall of the structure. The new fence will be wood with panels of vertical pickets butt-joined to substantial uprights and be capped along the top. The fence will not exceed the step-down heights with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. All framing members of the fence will face inward to the property being enclosed, be butt-joined, or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing period. Post-completion the rear yard permeable space will be 57%. See attached exhibits labeled 'Design – Nov. 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 (Pg. 8.4)

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

Continued on next page

11/19/2019

- 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.

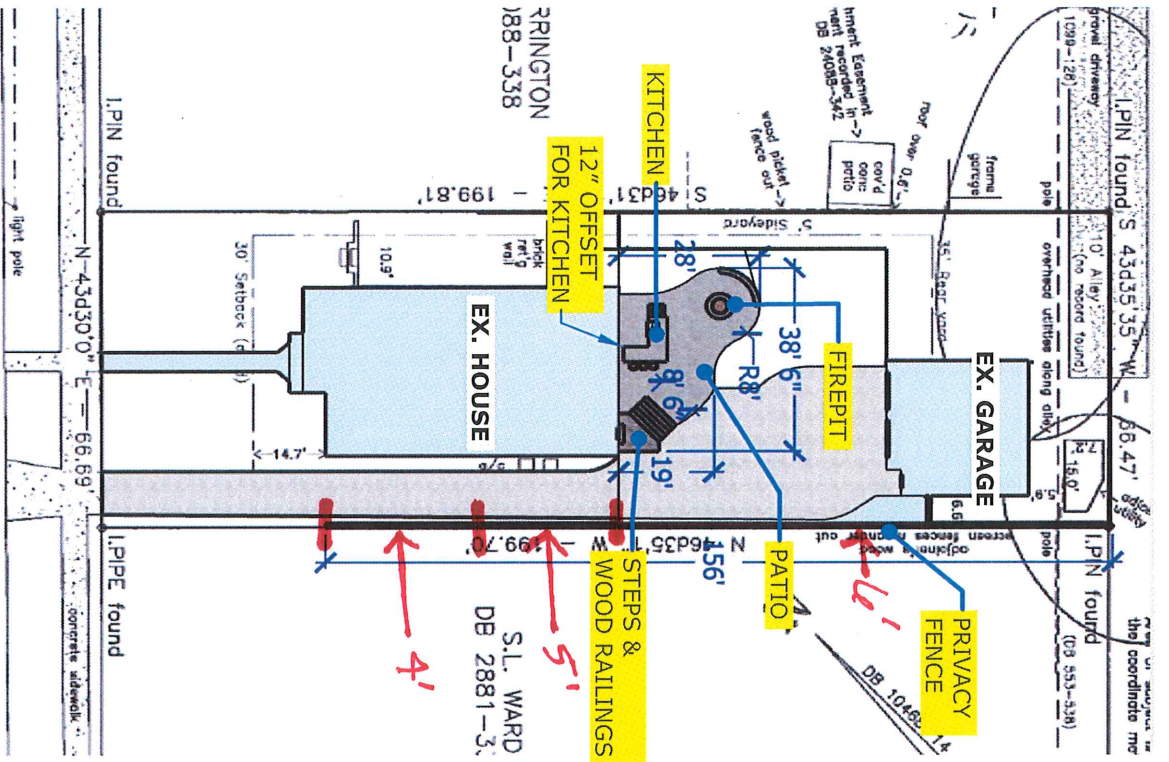
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work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



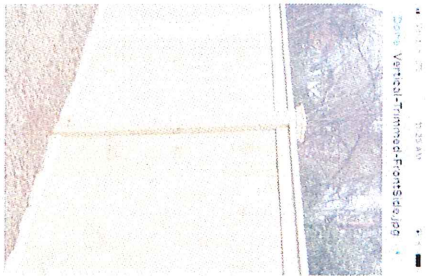
James Haden, Chairman



Staff



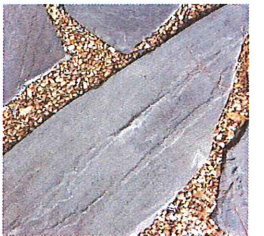
SPRINGDALE AVENUE



PICTURE IS A REPRESENTATIVE OF FENCE STYLE
FENCE MUST STEP DOWN
 SEE Exhibit



PICTURE IS REPRESENTATIVE OF STYLE FOR
 FIREPIT, WALLS, AND KITCHEN. MATCH EXISTING
 HOUSE WITH BRICK AND USE STONE APPROPRIATE
 COUNTER



PICTURE IS REPRESENTATIVE OF STONE STYLE FOR FLOOR:
 PA BLUESTONE (IRREGULAR W/ RIVER ROCK SEAMS)

APPROVED
 Charlotte Historic District
 2019-07118
 HDEADME
 Design Nov 2019

NOTE : FOR HANDRAIL SPECIFICATIONS, SEE HARDSCAPE PLAN 3

OUTDOOR LIVING AREA

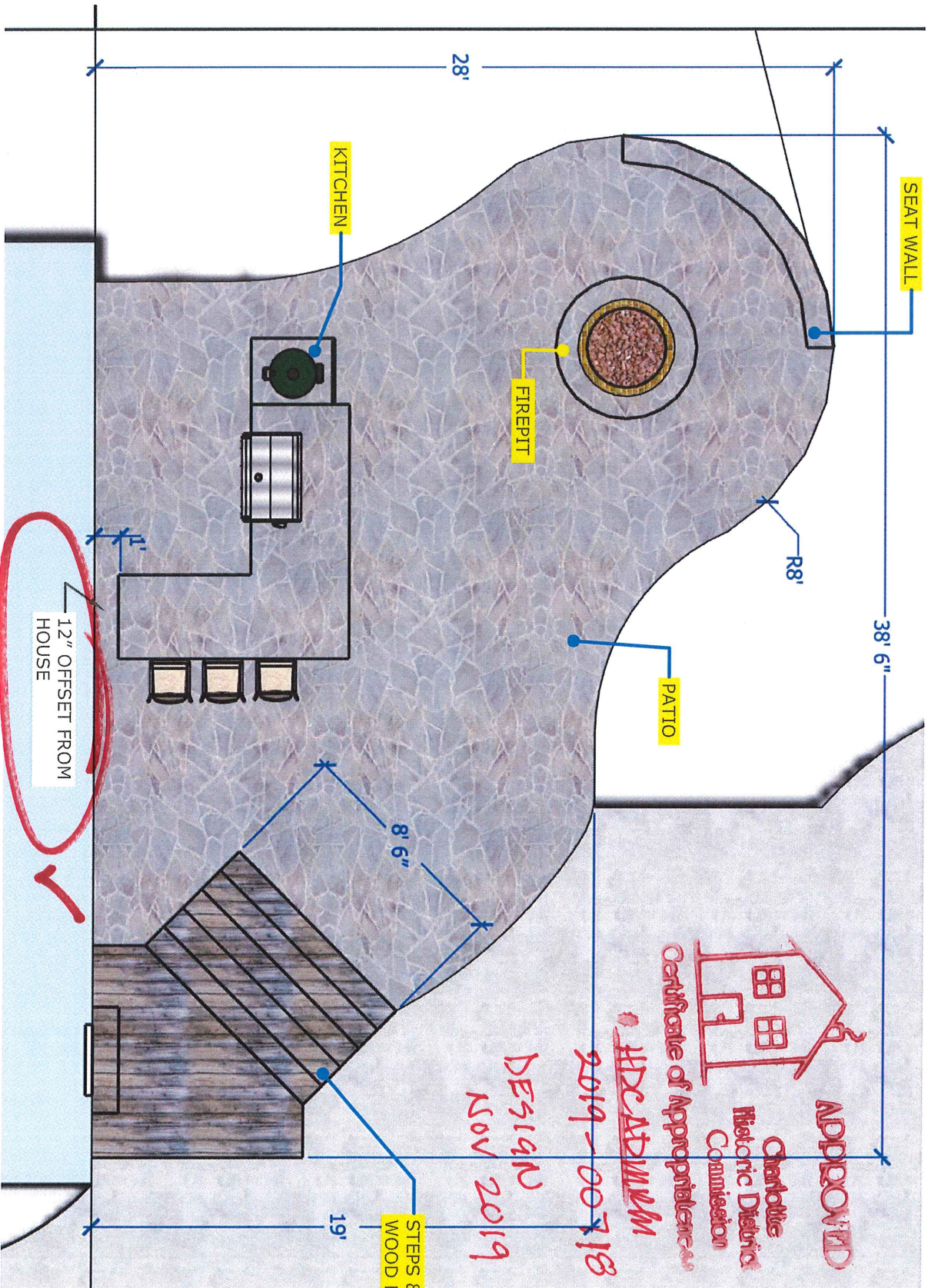
1709 SPRINGDALE AVENUE
 CHARLOTTE, NC

SKETCHUP DESIGN

**DETURO
 RESIDENCE**

HARDSCAPE PLAN 1

HARDSCAPE PLAN 3

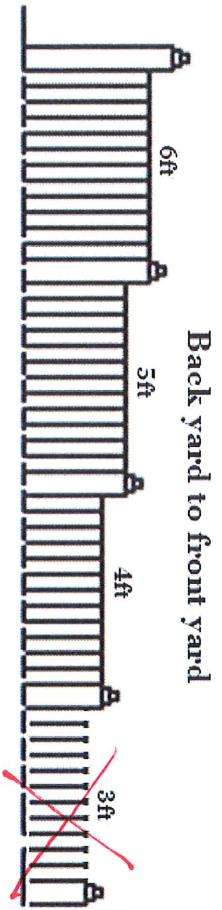


OUTDOOR LIVING AREA
1709 SPRINGDALE AVENUE
CHARLOTTE, NC
SKETCHUP DESIGN

DETURO
RESIDENCE

HARDSCAPE PLAN 2

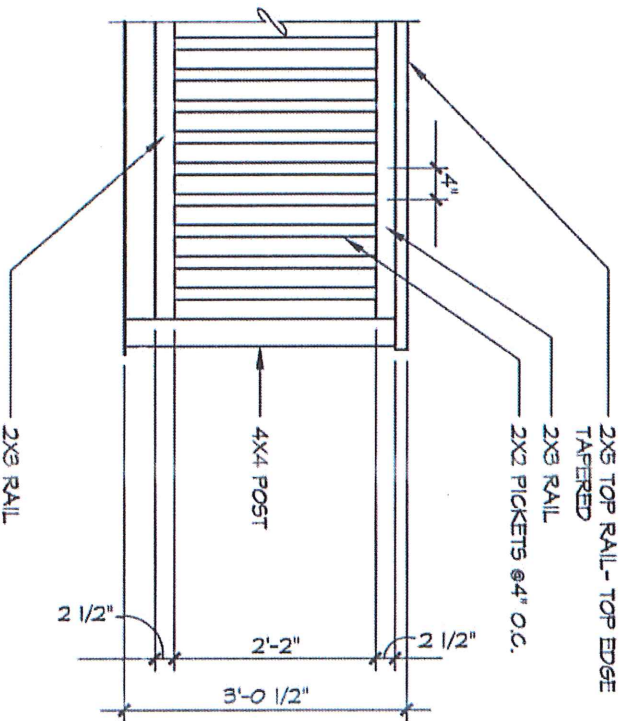
Fence Stepdown

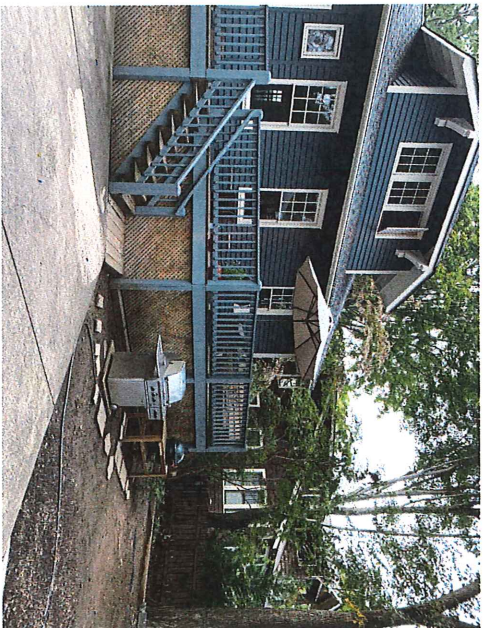
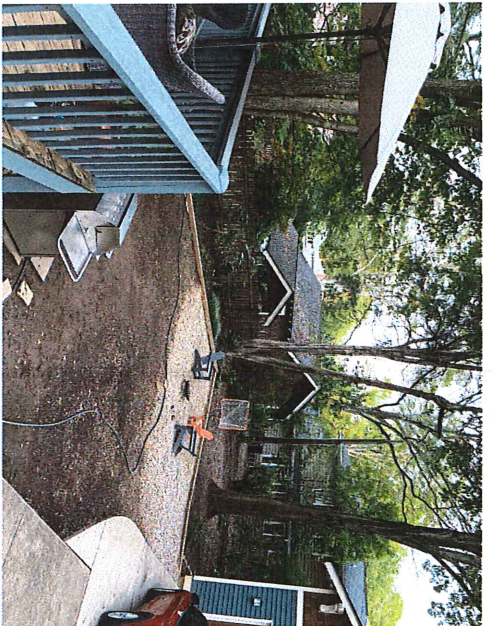
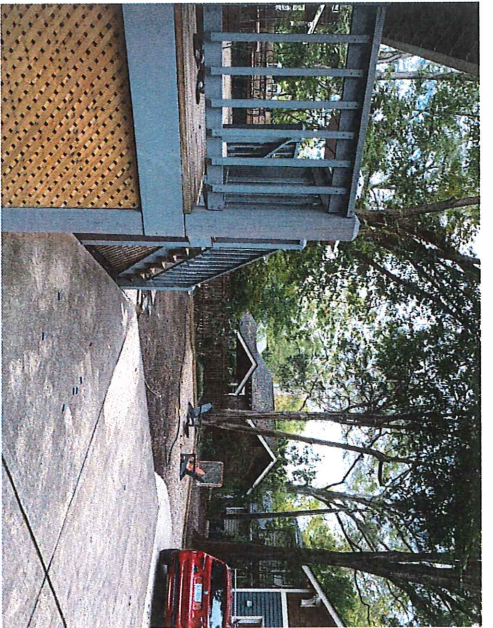


- Sec. 1. Backyard to rear corner of structure. 6ft fence
- Sec. 2. Back corner of structure to middle of structure. 5ft fence
- Sec. 3. Middle of structure to front corner of structure. 4ft fence
- ~~Sec. 4. Front corner of structure and front yard. 3ft fence picket style only~~



Wood Handrails





APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADMM

2019 - 00718

Nov 2019