



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2018-00437

DATE: 17 December 2018

ADDRESS OF PROPERTY: 805 East Tremont Avenue

TAX PARCEL NUMBER: 12108702

HISTORIC DISTRICT: Dilworth

OWNER(S): Michael and Lindsay Shade

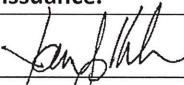
APPLICANT: Allen Brooks

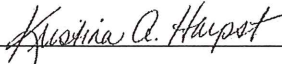
DETAILS OF APPROVED PROJECT: The project is an addition to the left side behind an existing wrap-around porch that is no taller than the existing house. The addition will tie in below the existing ridge. The addition measures approximately 12'-0" x 34'-8". Materials include wood siding and corner boards, double-hung wood windows with Simulated True Divided Lights (STD L) to match existing, wood brackets and vent, and brick to match existing. New roof and window trim details will match the house. A 32" Water Oak is located on the left property line and a tree protection plan is included. A new wood picket-style fence will be installed between the existing HVAC and the paired window on the left elevation (note: no changes will be made to the window trim to accommodate the fence). Overall fence height is slightly over 4-feet with the posts and caps exceeding the fence height by a reasonable proportional amount. The project also includes the repair of a front porch pier and column. See attached plans.

The project was approved by the HDC October 10, 2018.

- 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.

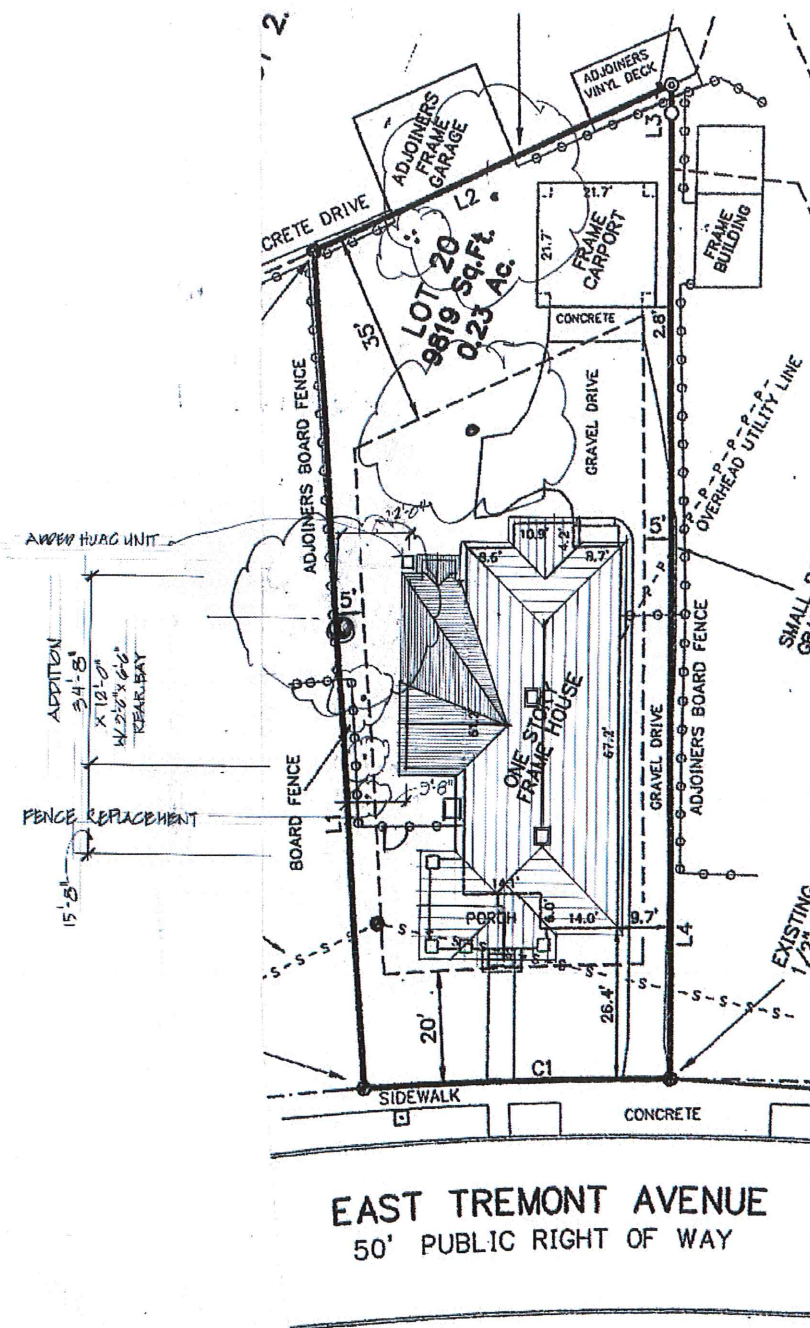

James Haden, Chairman


Staff

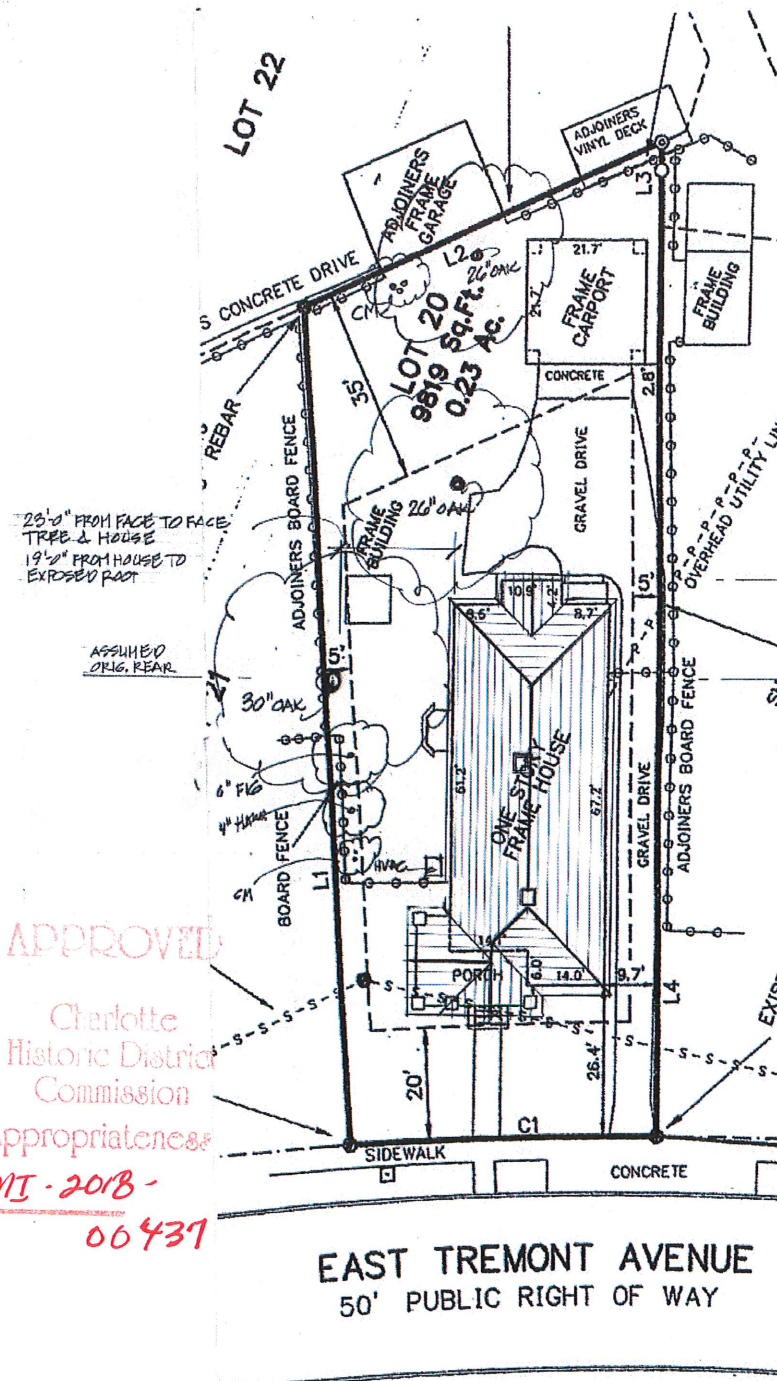
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123



PROPOSED SITE PLAN



EXISTING SITE PLAN

PERMEABILITY

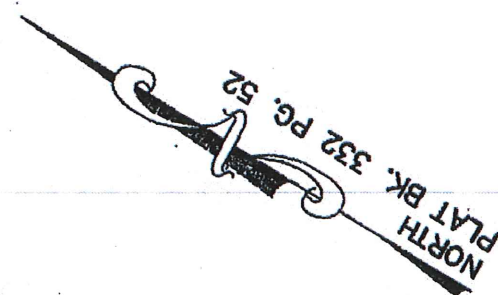
HISTORIC ORIGINAL REAR YARD	5460 SF	100%
EXISTING REAR IMPERVIOUSNESS	1098 SF	20.1%
CIRCA 1993 ADDITION	455	
CARPORT W/ CONC PAD	579	
SHED	69	
PROPOSED REAR IMPERVIOUSNESS	1153 SF	21.1%
CIRCA 1993 ADDITION	455	
CARPORT W/ CONC PAD	579	
PROPOSED ADDITION PORTION 119		

SETBACKS

ZONED - R5
 FRONT = 20'
 SIDE = 5'
 REAR = 35'
 DETACHED GARAGE
 SIDE = 3' / REAR = 3'

SITE PLANS

- NOTE:
1. REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
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 1200 E. Morehead St.
 Suite 240
 Charlotte, NC 28204
 Phone: 704.503.9595

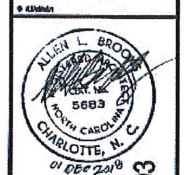
E-mail:
 brooks.alb@icloud.com
 lauer.alb@icloud.com

HDC MEETING DATE:
 OCTOBER 2018

HDC DOCKET #:
 HDC 2018-437

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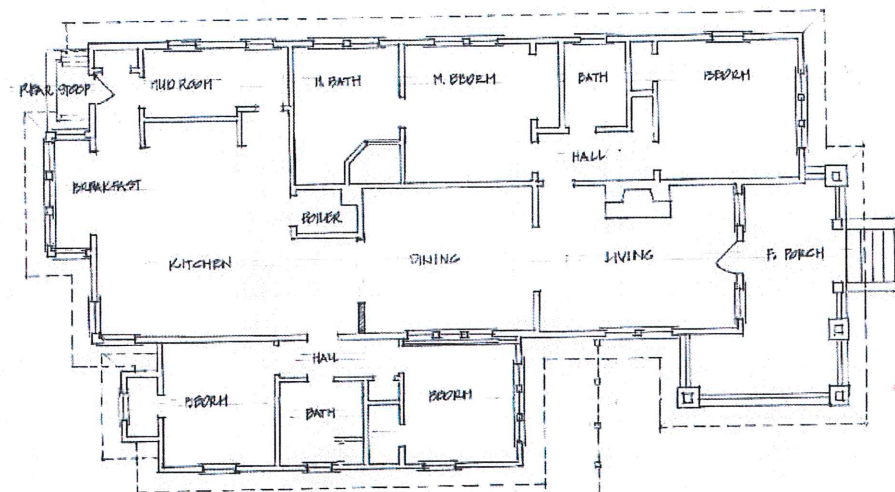
Historic Dilworth Addition:

SHADE RESIDENCE

805 East Tremont Avenue, Charlotte, NC 28203

PROJECT # 18016
 ISSUED: 11/09/2018
 REVISIONS:

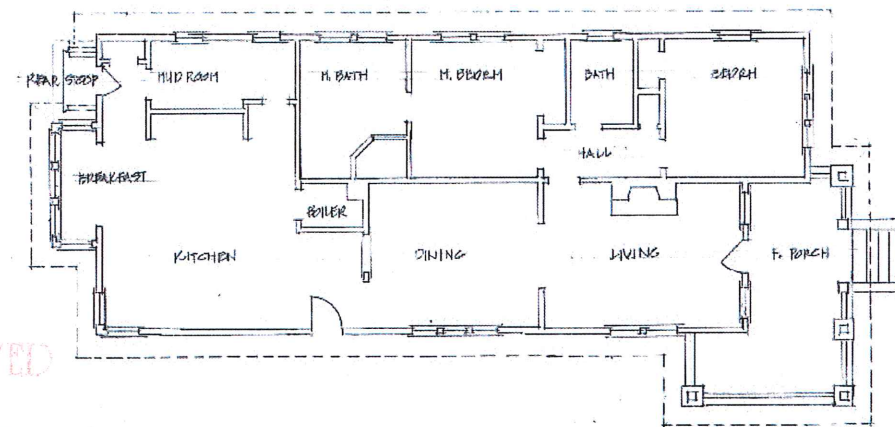
A.2



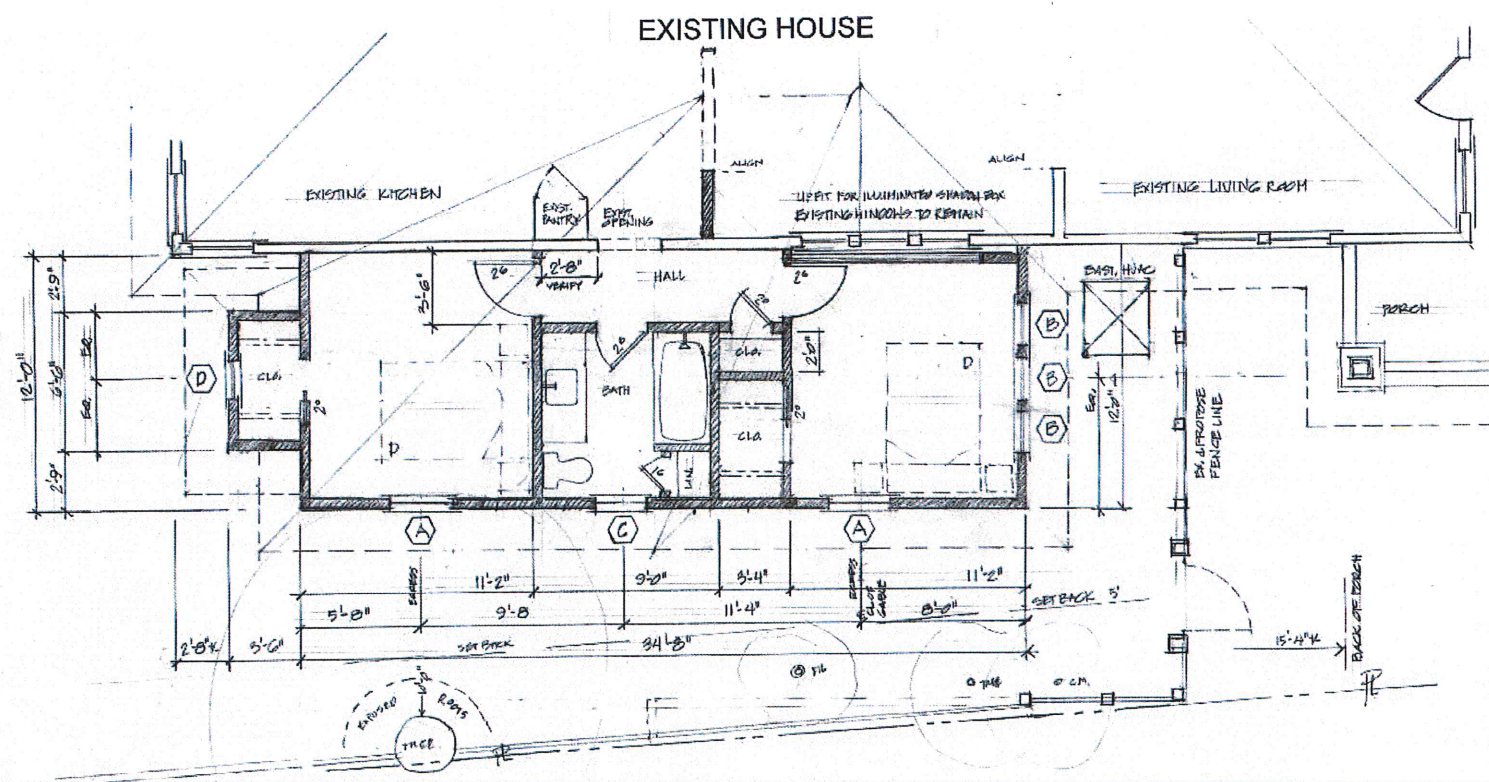
COMPOSITE FLOOR PLAN LAYOUT
1/8"=1'-0"



HDCRMI-2018-00437



EXISTING FLOOR PLAN LAYOUT
1/8"=1'-0"



PROPOSED FLOOR PLAN
1/4"=1'-0"

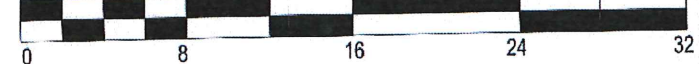
WINDOW SCHEDULE

A	2'-8" X 5'-6"
B	2'-0" X 5'-6"
C	2'-4" X 4'-0"
D	1'-8" X 3'-0"

FLOOR PLANS

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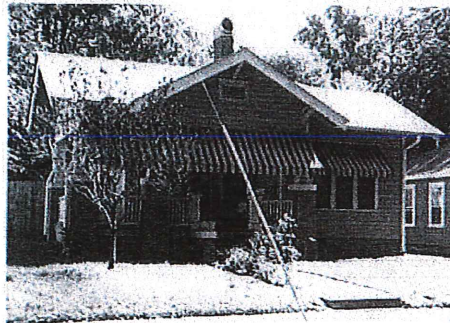
GRAPHIC SCALE 1/4" = 1'-0"



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
HDCRMI-2018-00437



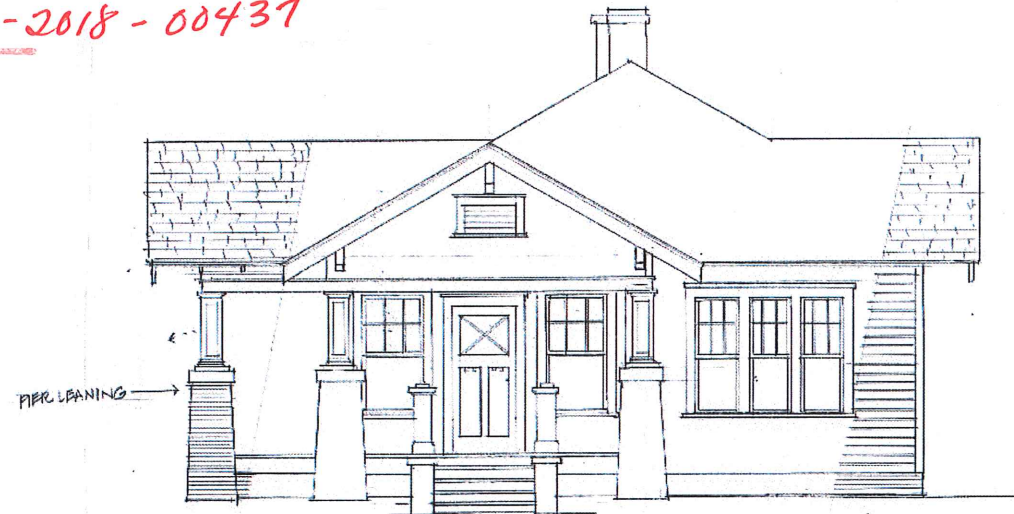
CIRCA 1983



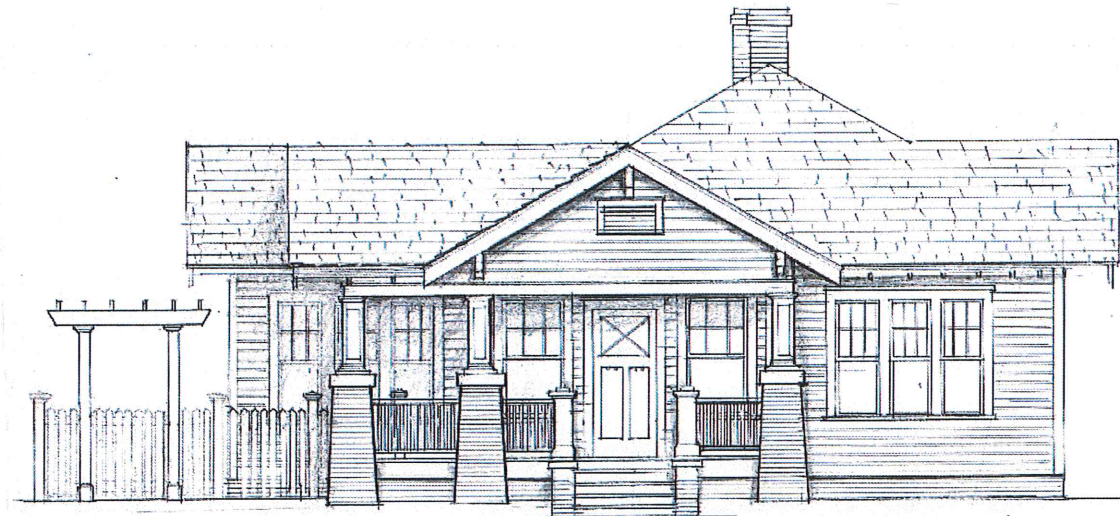
CIRCA 2000



CIRCA 2016



EXISTING FRONT



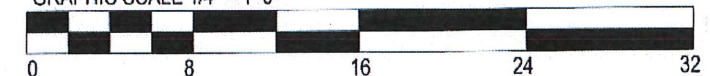
PROPOSED FRONT

1. NEW ARCHITECTURAL SHINGLES TO COVER ENTIRE ROOF EXISTING AND PROPOSED
2. NEW BRICK FOUNDATIONS TO MATCH EXISTING AND ALL TO BE UNPAINTED
3. ALL EXTERIOR EXPOSED WOOD RAFTER TAILS, EAVES W/ BRACKETS, WOOD TRIM & CORNER BOARDS, WOOD WINDOW TRIM & WOOD ATTIC VENT TO MATCH EXISTING
4. WOOD PORCH BALUSTRADE TO REPLICATE EXISTING HISTORIC EXAMPLE.
5. SIDE YARD WOOD FENCE AS PER ELEVATION & DETAILS
6. REAR YARD PRIVACY FENCE TO REMAIN WITH REPAIR AND WITH A NEW STAIN FINISH.

ELEVATIONS

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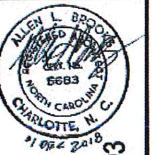
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lauer.alb@icloud.com

HDC MEETING DATE:
OCTOBER, 2018

HDC DOCKET #:
HDC 2018-437

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Historic Dilworth Addition:
SHADE RESIDENCE
805 East Tremont Avenue, Charlotte, NC 28203

PROJECT: 18-016
ISSUED: 11/22/2018
REVISIONS:

A.4

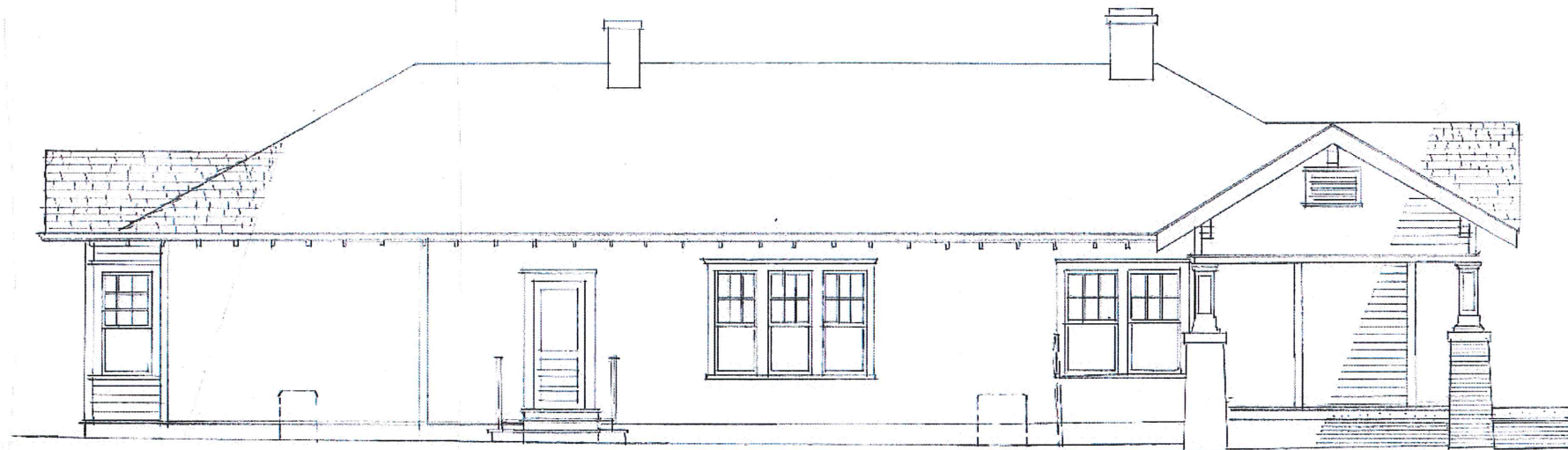


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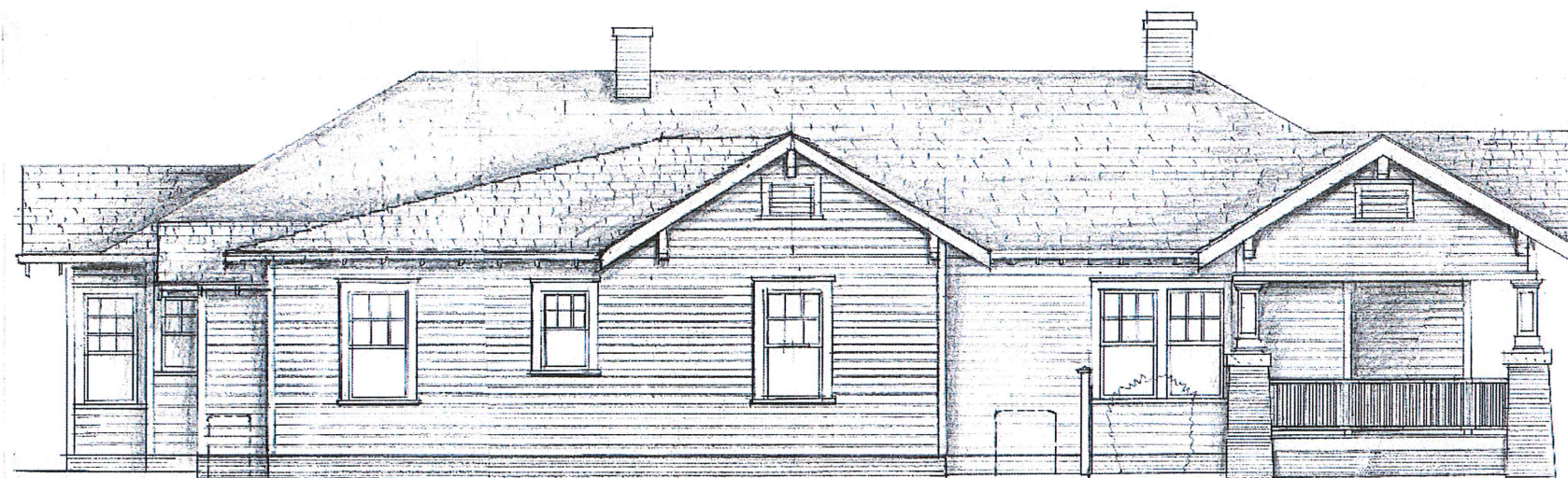
Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCRMT-2018-
80437



EXISTING LEFT SIDE



HVAC
NEW

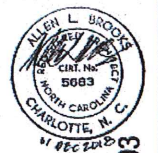
HVAC
EXIST.

SHRUB
PLANTING
FENCE

PROPOSED LEFT SIDE

ELEVATIONS

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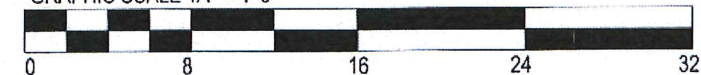


Historic Dilworth Addition:
SHADE RESIDENCE
805 East Tremont Avenue, Charlotte, NC 28203

PROJECT #: 18-016
ISSUED: 01/04/2018
REVISIONS:

A.5

GRAPHIC SCALE 1/4" = 1'-0"





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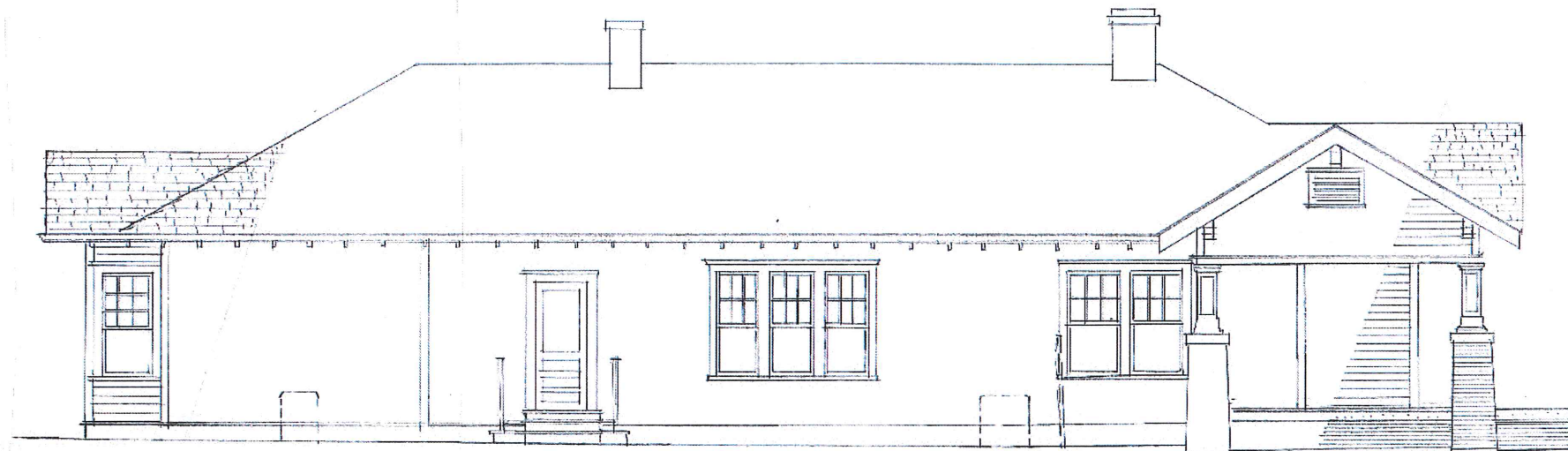
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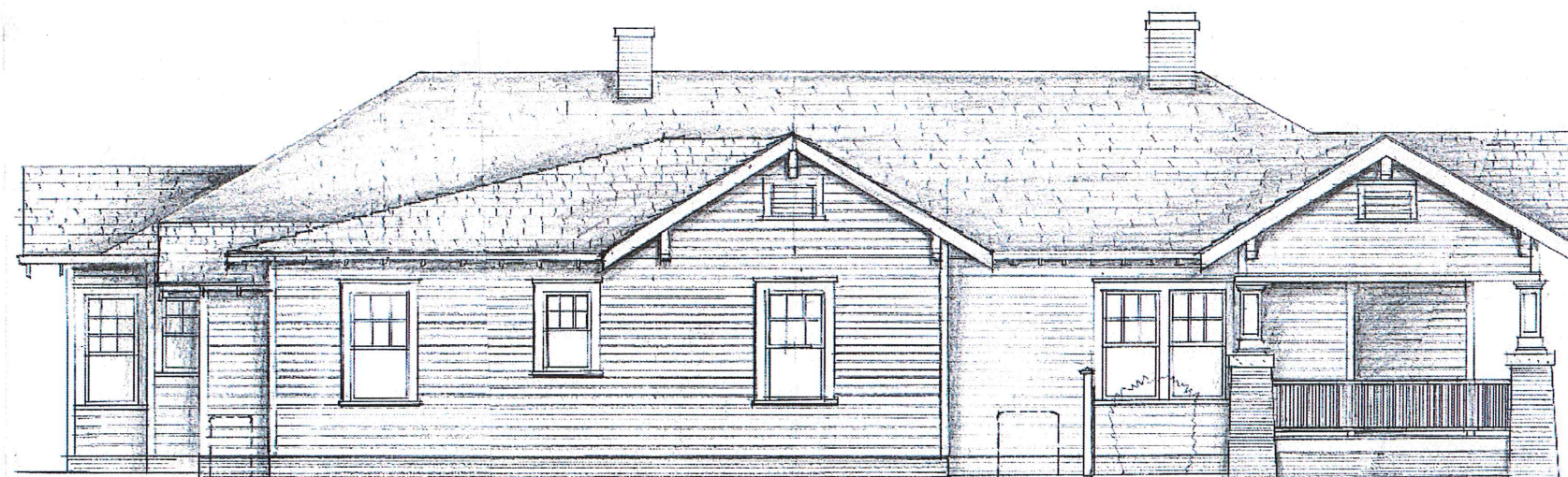
Historic Dilworth Addition:
SHADE RESIDENCE
805 East Tremont Avenue, Charlotte, NC 28203

PROJECT: 1801
ISSUED: 01/04/2018
REVISIONS:

A.5



EXISTING LEFT SIDE

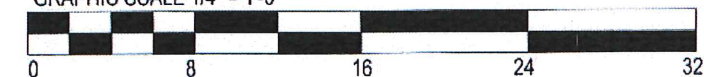


PROPOSED LEFT SIDE

ELEVATIONS

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GRAPHIC SCALE 1/4" = 1'-0"



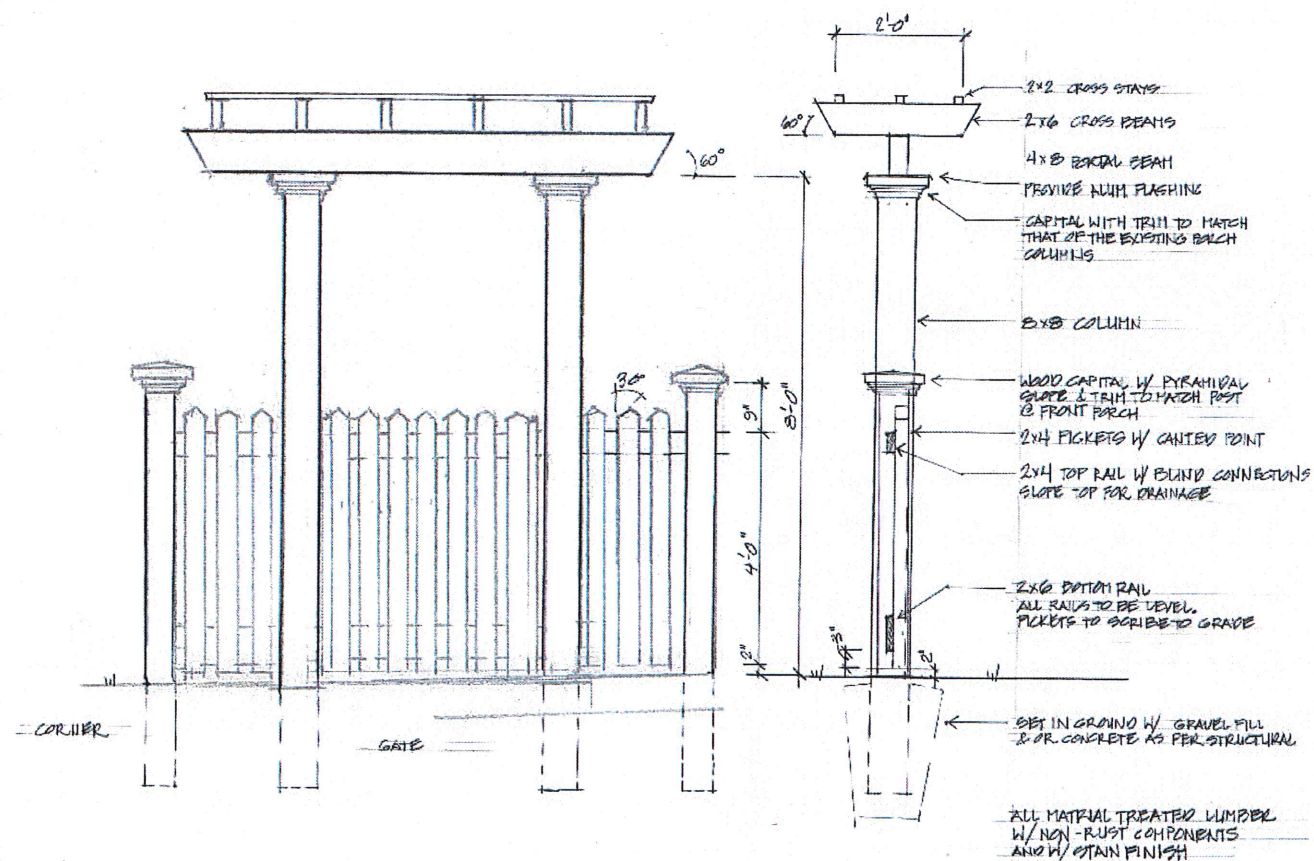


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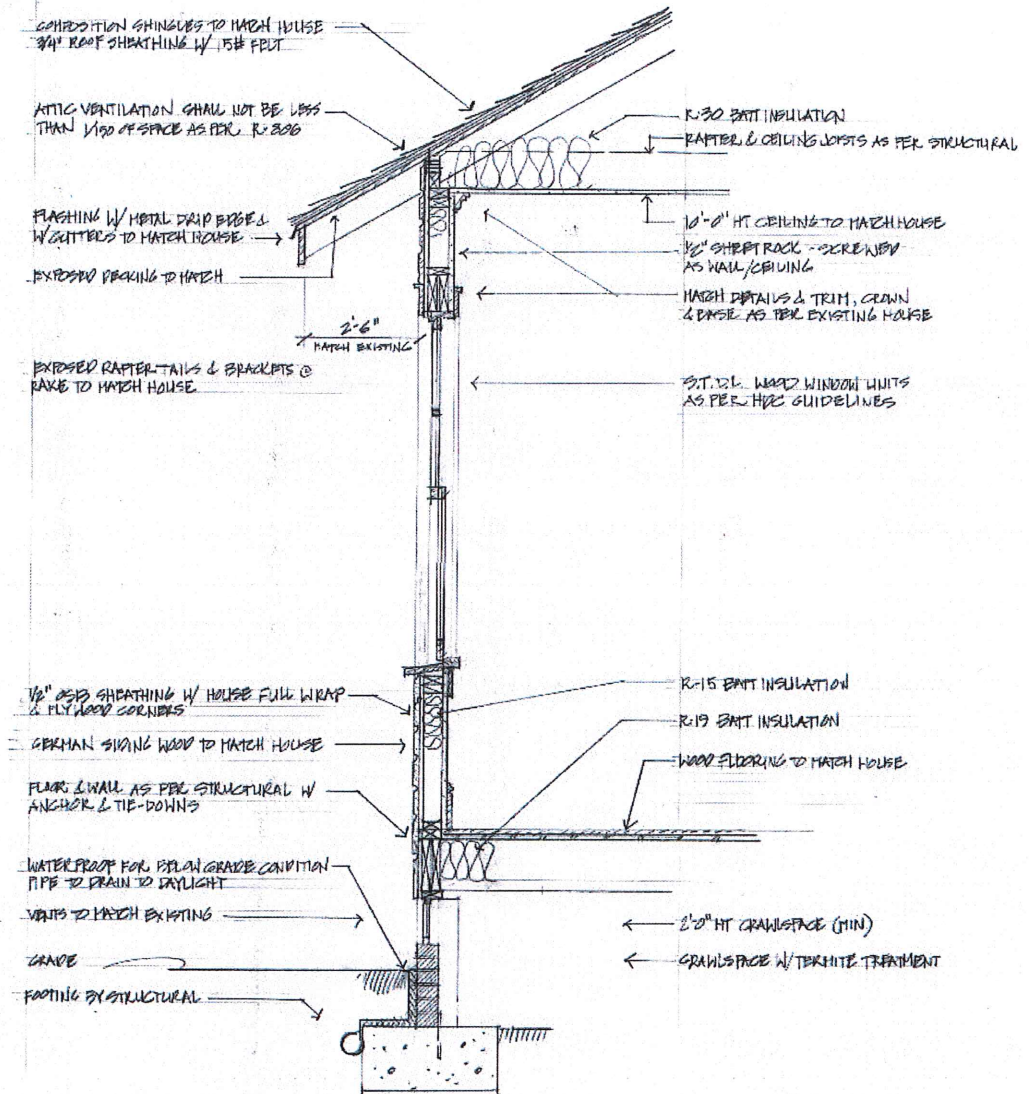
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ADCRMI-2018-00437



PORTAL/FENCE DETAILS

3/4"=1'-0"



WALL SECTION

3/4"=1'-0"

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AB
architecture

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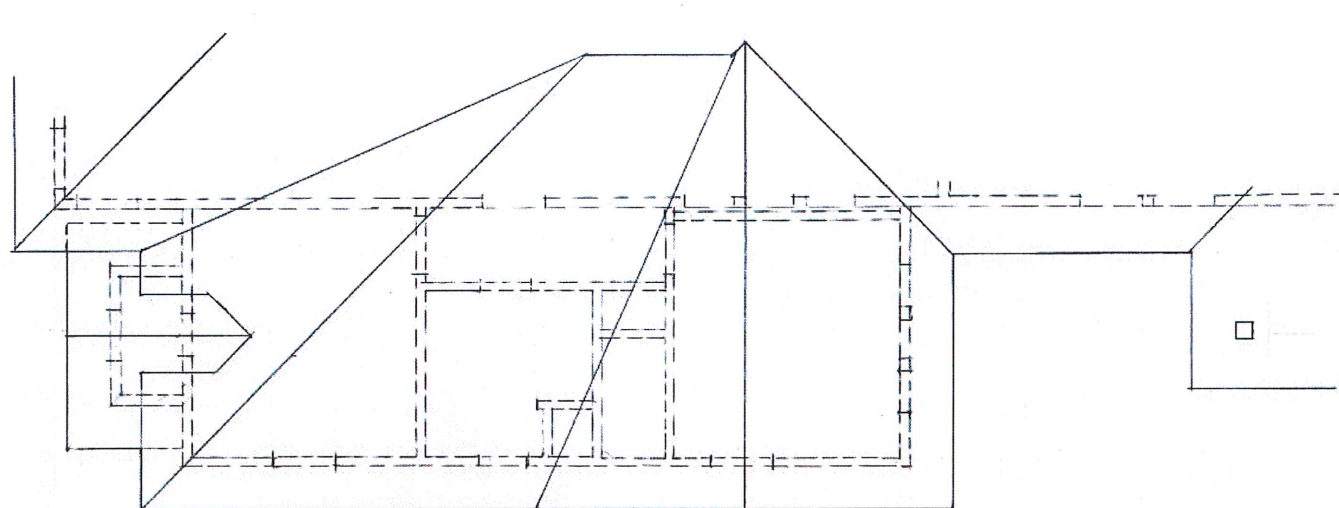
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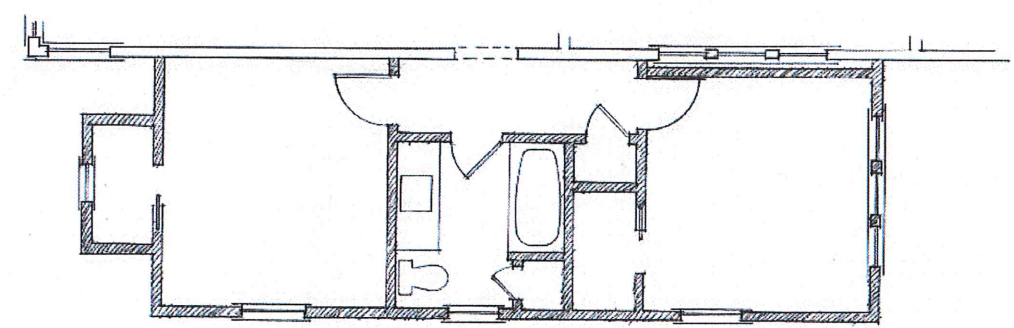
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PROJECT # 18016
ISSUED: 01 DEC 2018
REVISIONS:

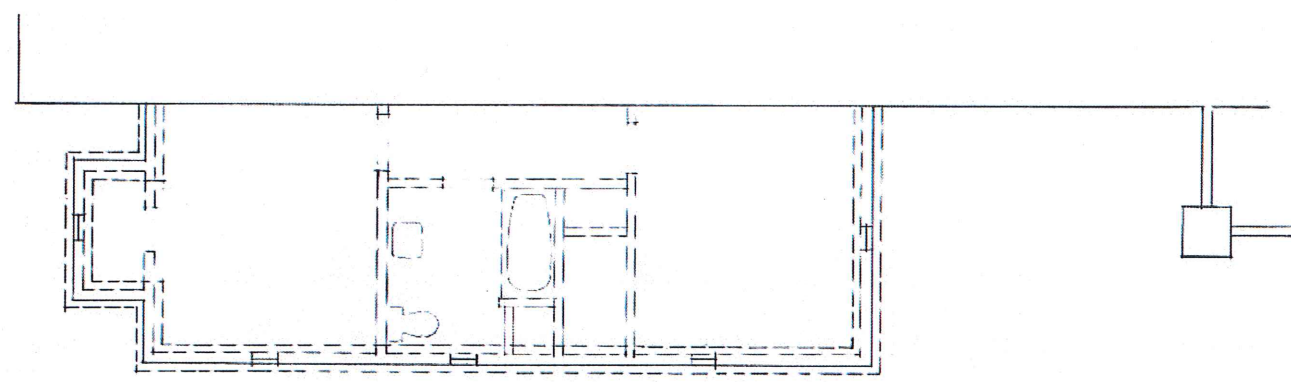
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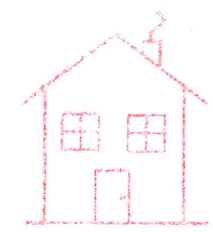
PROPOSED ROOF PLAN
1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"



PROPOSED FOUNDATION PLAN
1/4"=1'-0"



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Certificate of Appropriateness

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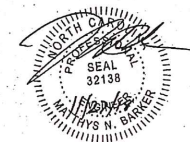
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PROJECT # 18016
ISSUED: 01 DEC 2018
REVISIONS:

A.8



5 HANGER SCHEDULE
SD1 SCALE= NTS



PROJECT NAME AND ADDRESS:

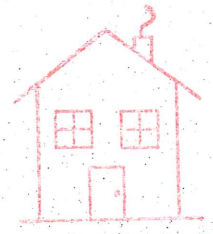
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805 E. TREMONT AVE.
CHARLOTTE, NC 28203

DES

US SUSTAINABLE ENGINEERING & EFFICIENT DESIGNS, PLLC.

DATE:
NOV. 26, 2018

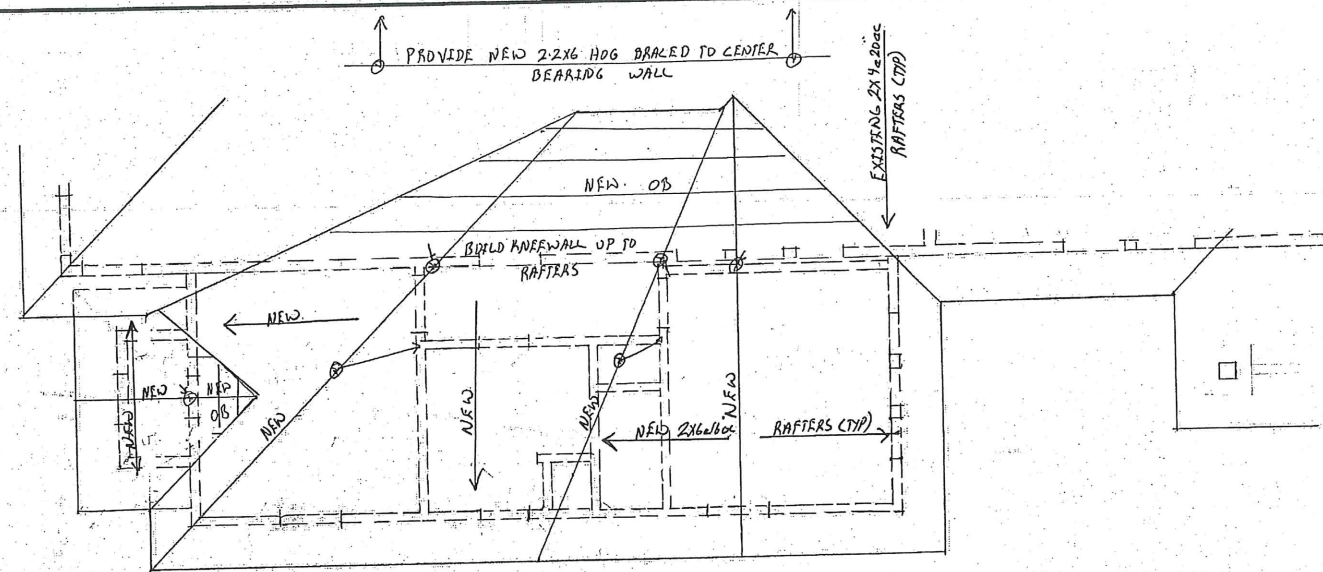
SHEET NO:
SD1



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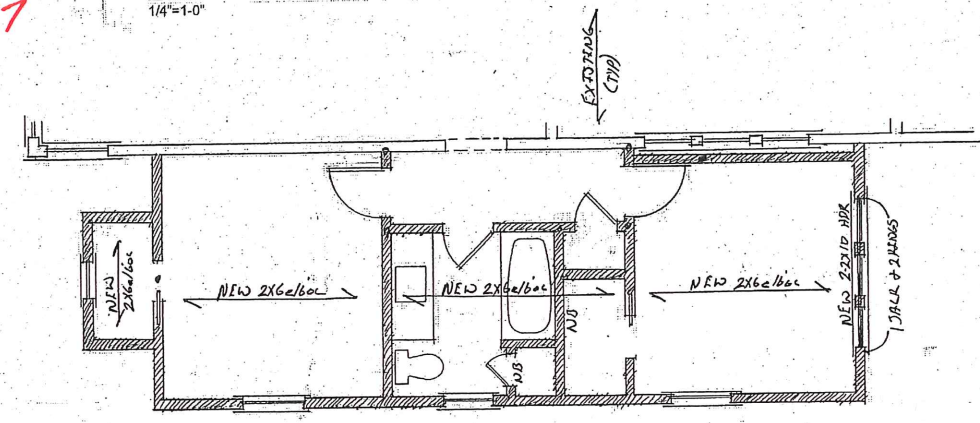
Certificate of Appropriateness

HPCRMI - 2018 - 80437



PROPOSED ROOF PLAN
1/4"=1'-0"

* ALL ROOF FRAMING IS EXISTING AND
ALL NEW RAFTERS ARE 2X6 @ 16" O.C.
ALL NEW RIDGES ARE 2X10 W/ 2X4 @ 48" O.C. COLLAR TIES
ALL NEW HIP & VALLEYS ARE 2X10 AND
OB = OVER BUILT

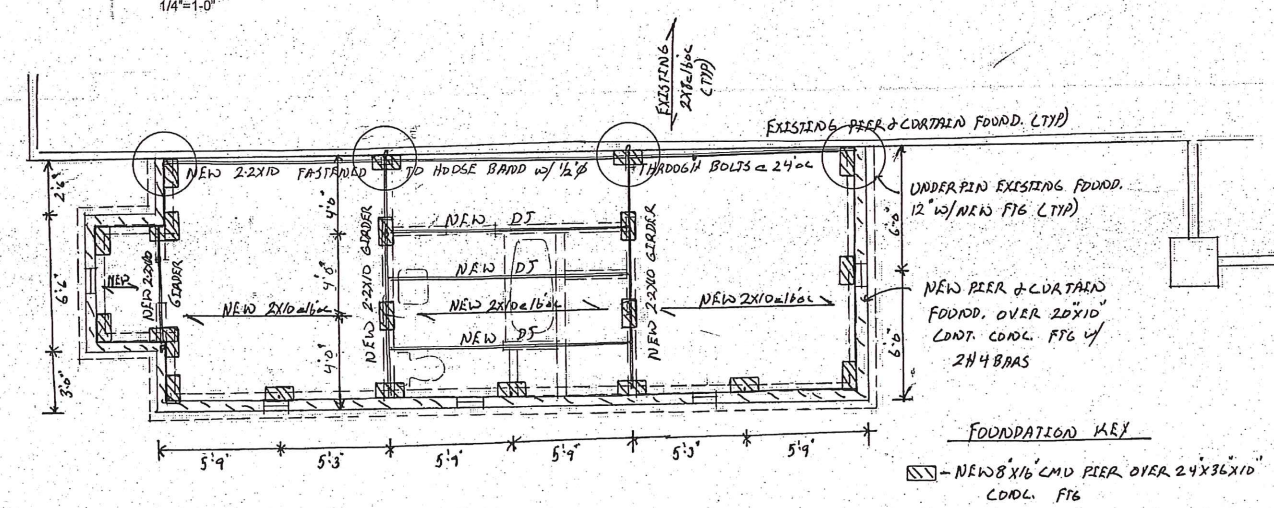


PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

* ALL NEW ATTIC FRAMING IS 2X6 @ 16" O.C.
ALL NEW FIRST FLOOR HO'S ARE 2X8 W/ 12" O.C. & 12" O.C. STUDS
PROVIDE STUDS UNDER ALL ROOF BRACES
OB = NON-BEARING
NEW WALL BRACING PROVIDED BY CONT. SHEATHING FASTENED
W/ 8d NAILS @ 6" O.C. ON EDGE & 12" O.C. IN THE FIELD TO MEET
& EXCEED THE INTENT OF SECTION R602.10



Sustainable Engineering &
Efficient Designs, PLLC
PO Box 691071
Charlotte, NC 28227-7018
SEAL FOR STRUCTURAL ONLY



PROPOSED FOUNDATION PLAN
1/4"=1'-0"

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* ALL NEW FIRST FLOOR FRAMING IS 2X10 @ 16" O.C.
DS = DOUBLE JOIST
PROVIDE SOLID WOOD BLOCKING UNDER ALL PT LOADS
ALL HAND DRAWN DIMENSIONS ARE SCALED & ROUNDED TO THE NEAREST 1/4 FOOT

FOUNDATION KEY

NEW 8" X 16" CMU PIER OVER 24" X 36" X 10" CONC. FTG



ALB Architecture
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Phone: 704.503.9695

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leuer.alb@cloud.com

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PROJECT #:
ISSUED:
REVISIONS:

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