



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00693

DATE: 12 December 2019

ADDRESS OF PROPERTY: 505-507 E Tremont Ave

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12105802

OWNER/APPLICANT: Thomas Simpson

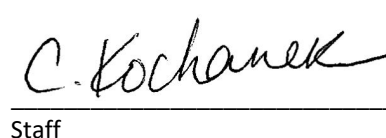
DETAILS OF APPROVED PROJECT: Rear Deck. The project is the installation of a wood deck in the rear yard over the existing concrete patio and stairs; the existing concrete pad will be removed from the top of the rear stoop. The new deck will measure 16' x 18'. The deck height will vary due to grade; it will measure 12" in height at the back of the deck and it will be 22" in height where it meets the back of the house. The rear portion of the deck will have an optional single step that runs the full 18' length of the deck. The left side of the deck will have a built-in wood bench; 5/4 boards will cover all sides of the bench. Deck skirting will be a combination of 2 x 12 and 5/4 boards. See attached exhibits labeled 'Site Plan – December 2019', 'Deck Plan – December 2019' and 'Deck skirt & bench plan – December 2019'.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6, Work in Rear Yards - Decks.
2. The applicable Policy & Design Guidelines for additions have been met.

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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

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

Site Plan - December 2019

35' REAR YARD
SETBACK

5' SIDE YARD
SETBACK

46 in ~~Railing~~
Bench on one
side to hide
garbage containers

Wooden Deck
16' x 18'
22" high at back
of house (Front)
12" high at rear

deck skirt =
1-2x12 to
1-2x10 to
1-2x10 long

CONCRETE
PAD

Rear
single
step to
run full 18'

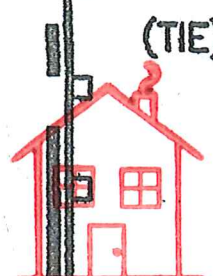
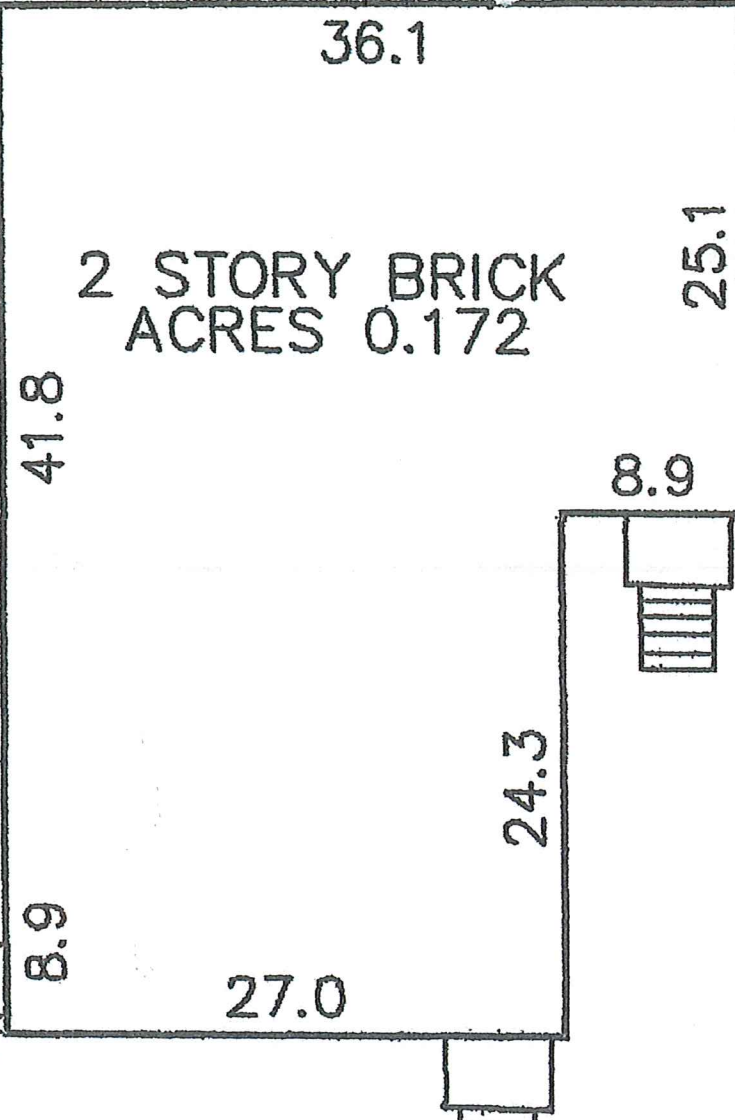
no deck skirt
open area

deck skirt =
combo 2x2 &
5/4 boards

Will remove
small concrete
pad at top
of stairs

S 43° 17' 18" W 149.98

2 STORY BRICK
ACRES 0.172



(TIE)

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Certificate of Appropriateness

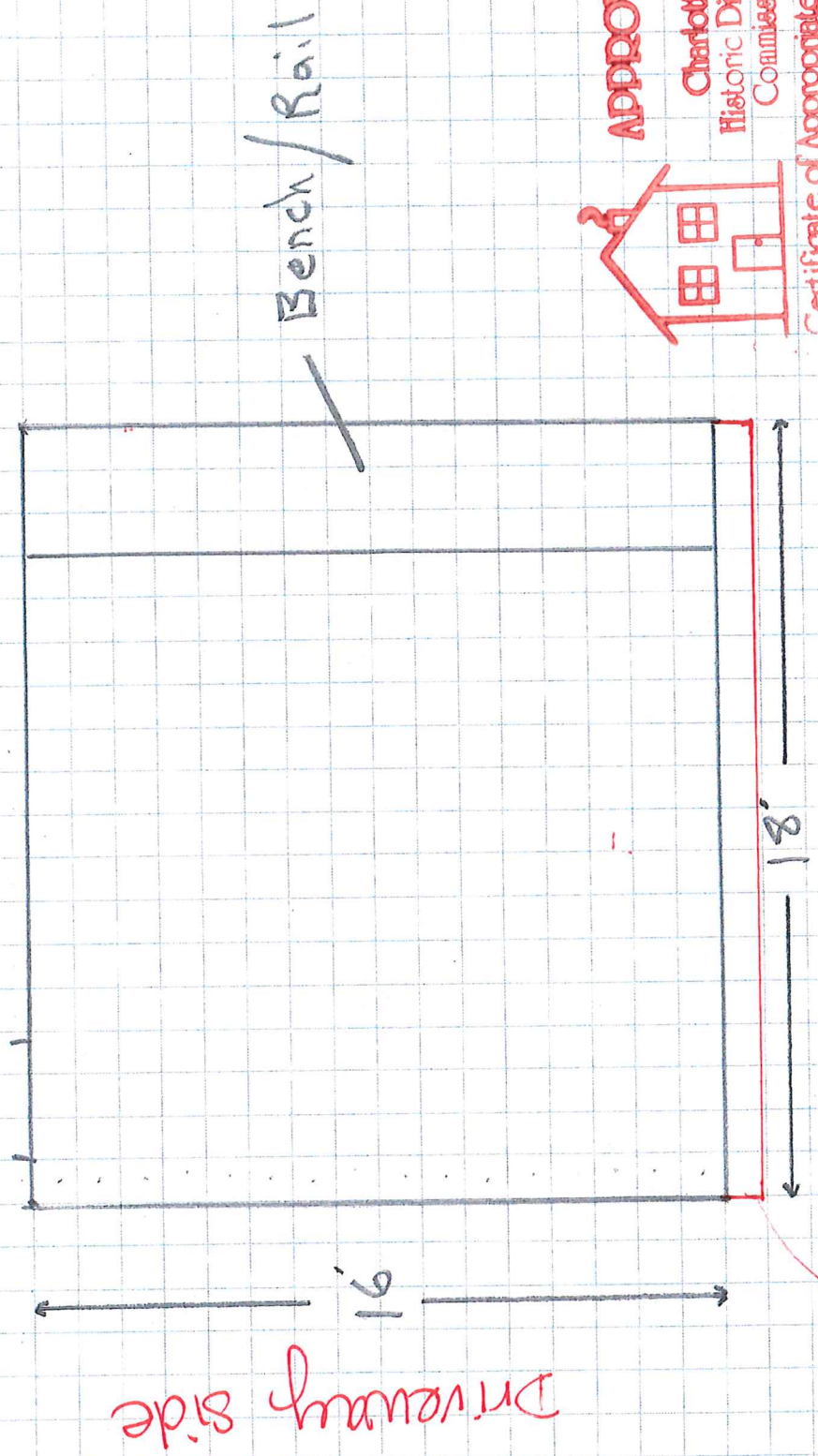
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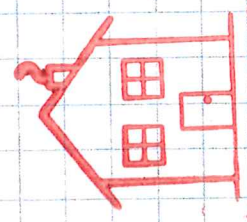
Deck Plan - December 2019

505-507 E. TREMONT

House side



Driveway side



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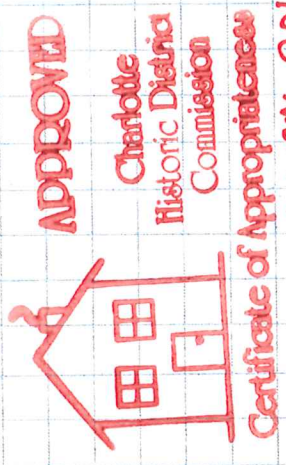
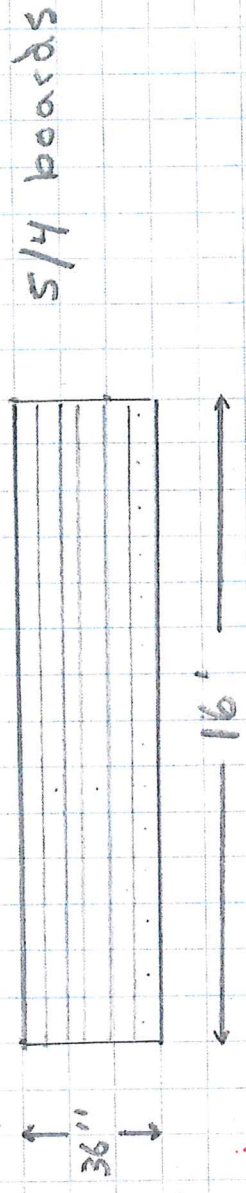
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HDC ADM RM-2019-00693

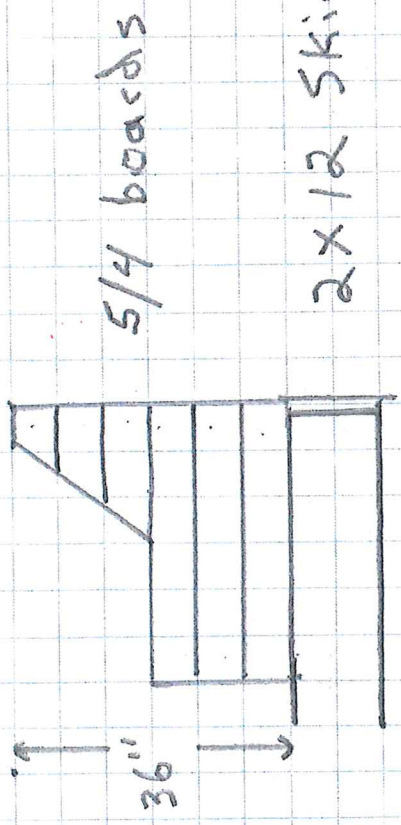
single optional
step- if required
by code

Deck Skirt & bench plan - December 2019

Back of Rail / Bench



#HDCADM2M-2019-00693



← 3' →

