



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 2014-137

**DATE:** June 26, 2014

**ADDRESS OF PROPERTY:** 417 West Kingston Avenue

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11907815

**OWNER(S):** James McMillin

**DETAILS OF APPROVED PROJECT:**

This Certificate of Appropriateness contains two parts. Part 1 is an approval for the relocation of a single family structure from 127 West Park Avenue. Part 2 is an approval contingent on design details after the home has been relocated.

Part 1

The project is the relocation of a two story bungalow to a vacant lot at 417 West Kingston Avenue. The details of this part of the approval are: 1) Retention of the existing size of the structure, 2) Maintain the scale (height and width) of the existing home, 3) Retention of the front shed dormer and original ridge height, 4) Placement on the site such that the setback (measured from the porch) is approximately the same setback as the house located at 409 West Kingston Avenue which is approximately 37 to 40 feet from the back of sidewalk, 5) The finished floor elevation (FFE) should not be higher than 12" above the FFE adjacent single family structure at 415 West Kingston Avenue, or, no higher than 48" above grade at the front wall, 6) Retaining wall material will meet HDC guidelines, and 7) Assess the condition of the large oak tree in the rear yard. This part was approved by the Historic District Commission on June 26, 2014.

Part 2

The second part is contingent upon approval of design details that include the following per the approved plans: 1) Wood siding, 2) Retain fenestration pattern including 6 over 1 windows, 3) Appropriate front door design, 4) Trim and boxing details, 5) Front porch wall section, 6) Single car driveway from front to rear of the house and, 7) Tree protection plan for the large oak in the rear yard if necessary. The second part is scheduled to be reviewed August 13, 2014.

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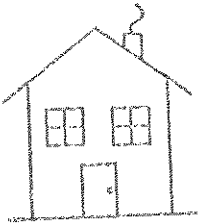


- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff



APPROVED

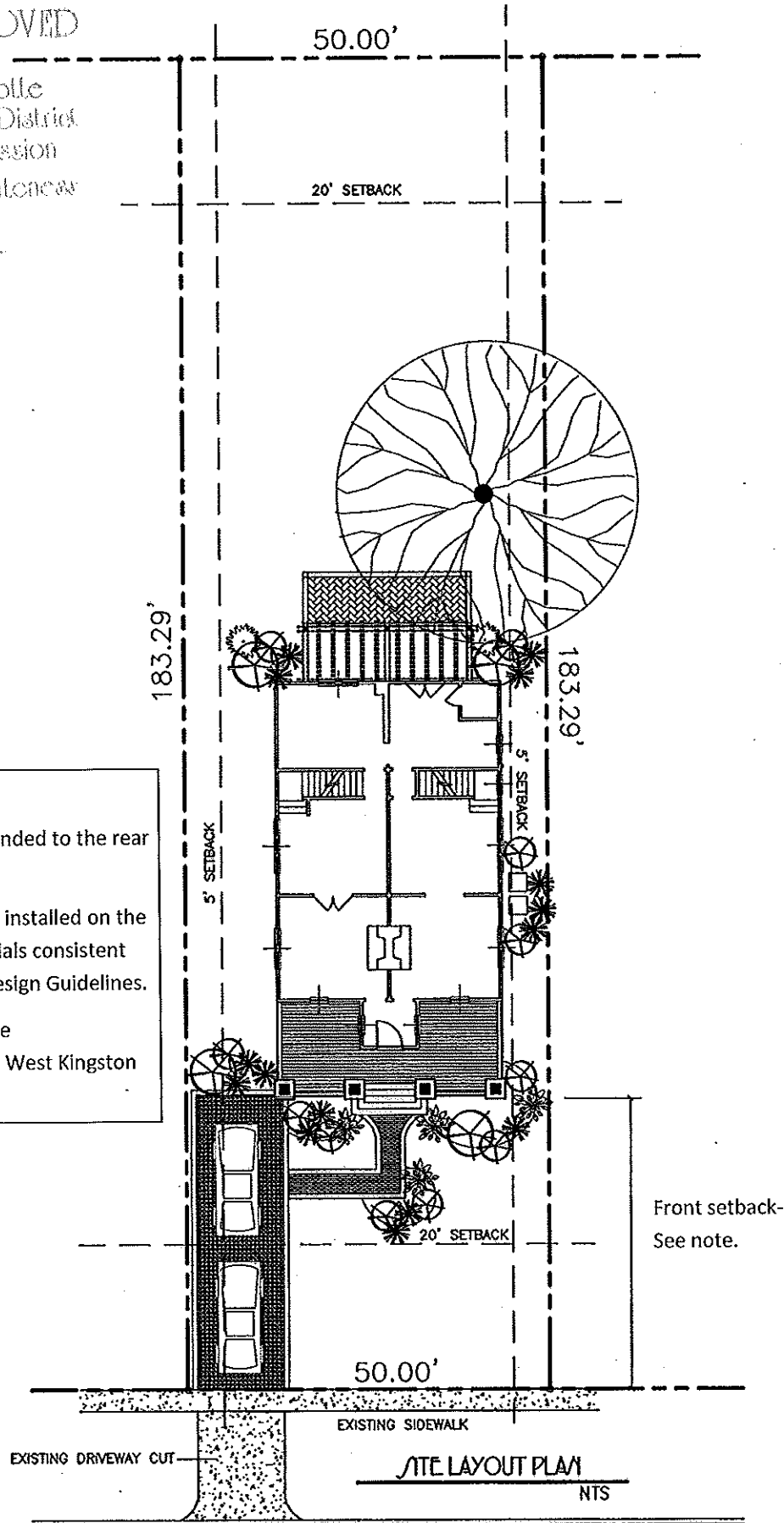
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# 2014-137

Preliminary Site Plan

1. Driveway to be extended to the rear yard.
2. Retaining wall to be installed on the left side with materials consistent with the Policy & Design Guidelines.
3. Front setback will be approximate to 409 West Kingston Ave.



Front setback-  
See note.

417 Kingston Avenue