



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-051

DATE: 3 March 2015

ADDRESS OF PROPERTY: 317 E. Kingston Av

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12307604

OWNER(S): Scott McNerney

DETAILS OF APPROVED PROJECT: The project includes modifications to an existing rear addition, a new patio, fence, and driveway.

A one-story, non-historic rear addition will be partially opened up to create a covered rear porch with steps leading down to a new flagstone patio. See 'Site Plan Exhibit – March 2015.' The porch will be supported by eight foot tall square wood columns measuring 9.25" to match existing on the house's front porch. The columns will be connected by a wooden railing to match existing on the front porch. The porch decking will be pine tongue and groove boards, installed perpendicular to the house. The existing roof will remain but the asphalt shingles will be replaced with new black asphalt shingles (which does not require approval). Three sets of French doors will be the Anderson 400 Series Frenchwood Hinged Patio Doors, Colonial Grill Pattern with transoms above and will have permanently affixed molded exterior muntins. Wood siding to match existing will replace the existing stucco on the portion of the addition that will remain enclosed. See 'Rear Elevation Exhibit 1 – March 2015' and 'Rear Elevation Exhibit 2 – March 2015'. A new window and new side entry door with stoop and railing will be added to the south elevation of the existing addition. The new window and door and railing will match existing on the house. See 'Site Plan Exhibit – March 2015' and 'Rear Elevation Exhibit 3 – March 2015'. If muntins are used they will either be True Divided Light (TDL) or Simulated True Divided Light (STDL), which are molded and permanently affixed exterior muntins. Exterior materials and details (siding reveal, corner boards, rail detail, foundation, etc.) will match existing.

A new patio measuring 17' x 18' will be installed off of the porch. The patio will include a built-in outdoor fireplace, five feet in height. Materials for both the patio and fireplace are flagstone to match the existing foundation on the house. See 'Site Plan Exhibit – March 2015' and 'Back Patio Exhibit – March 2015'.

A new driveway will be installed with access from the rear alley. The driveway materials are gravel with a stone paver border. See 'Site Plan Exhibit – March 2015'.

Continued on next page

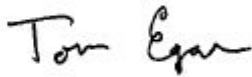
A new wooden fence will be added to enclose the rear yard with an opening for the driveway. See 'Site Plan Exhibit - March 2015'. Height of fence will not exceed six feet. The top two feet of the fence is to be framed off horizontal/vertical lattice. The bottom 4 feet of the fence is vertical pickets framed off just below the lattice. Each panel will be butt joined to 6"x6" uprights. Chamfered top element will cap off uprights (and may extend higher than the six feet of the fence height). See 'Fence Exhibit – March 2015.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 24.
 - a. Replacement Windows and Doors, page 26.
 - b. Additions, page 39: Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
 - c. Fences, page 56.
 - d. Landscape and Site Features, page 60.
 - e. Parking Areas, Paving and Driveways, page 63.
 - f. Work in Rear Yards, page 64.

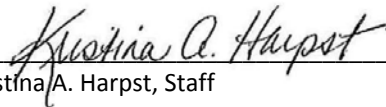
2. This application is in compliance with the Policy & Design Guidelines.

- 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 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.



Tom Egan, Chairman

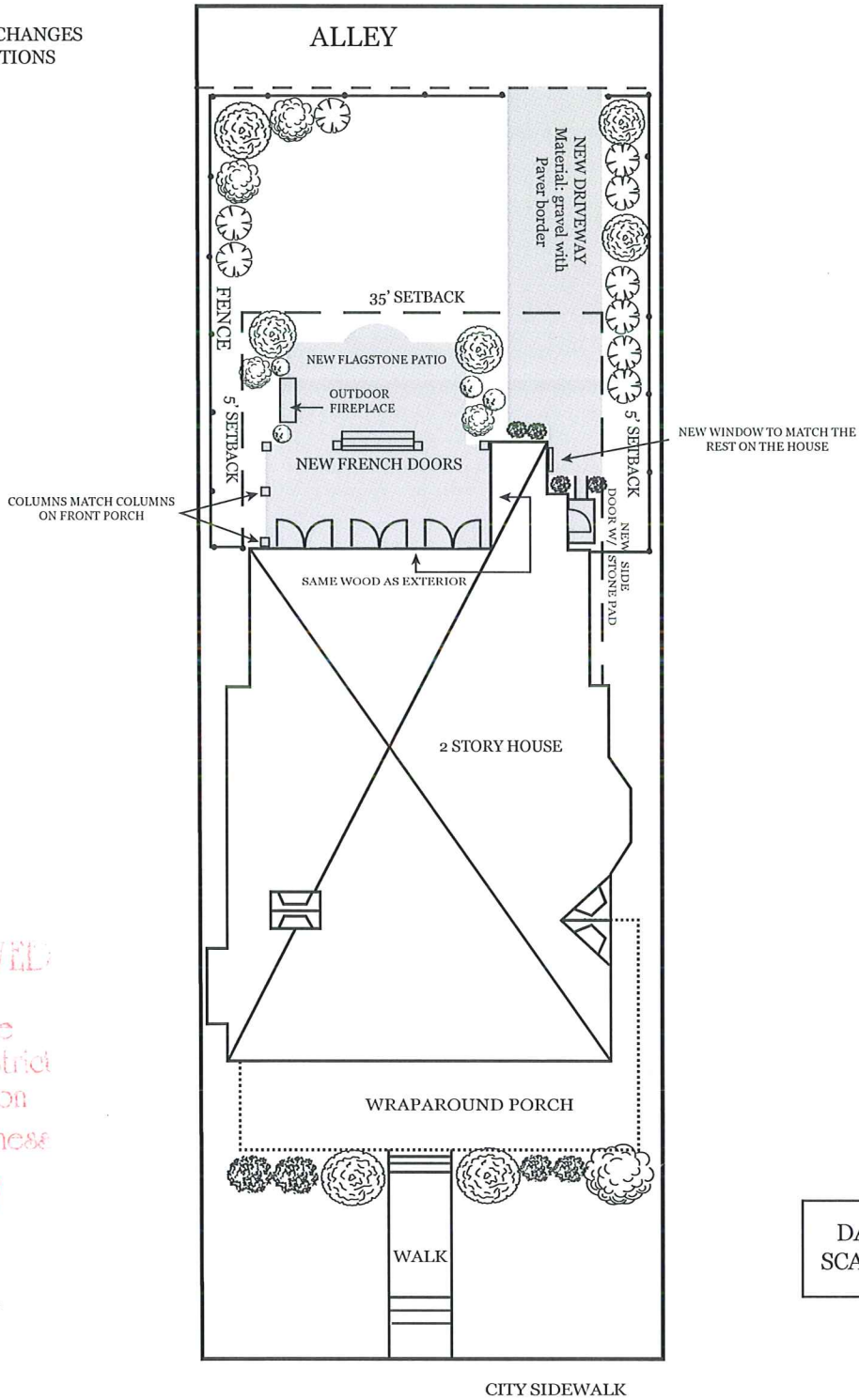


Kristina A. Harpst, Staff

SITE PLAN

317 E. KINGSTON AVE
CHARLOTTE, NC 28203

NEW ADDITION OR CHANGES
TO EXISTING CONDITIONS



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#HDC 2015-051



bella abode DESIGN
nicole peñalva
DESIGNER

DATE: 1.29.15
SCALE: 1/2" = 10'

SCOTT McNERNEY
MDI LIMITED, LLC

Site Plan Exhibit - March 2015

FENCE

317 E. KINGSTON AVE.
CHARLOTTE, NC 28203



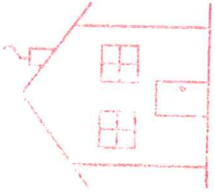
Wood fence painted SW 7068 Grizzle Gray



bella abode DESIGN
nicole peñalva
DESIGNER

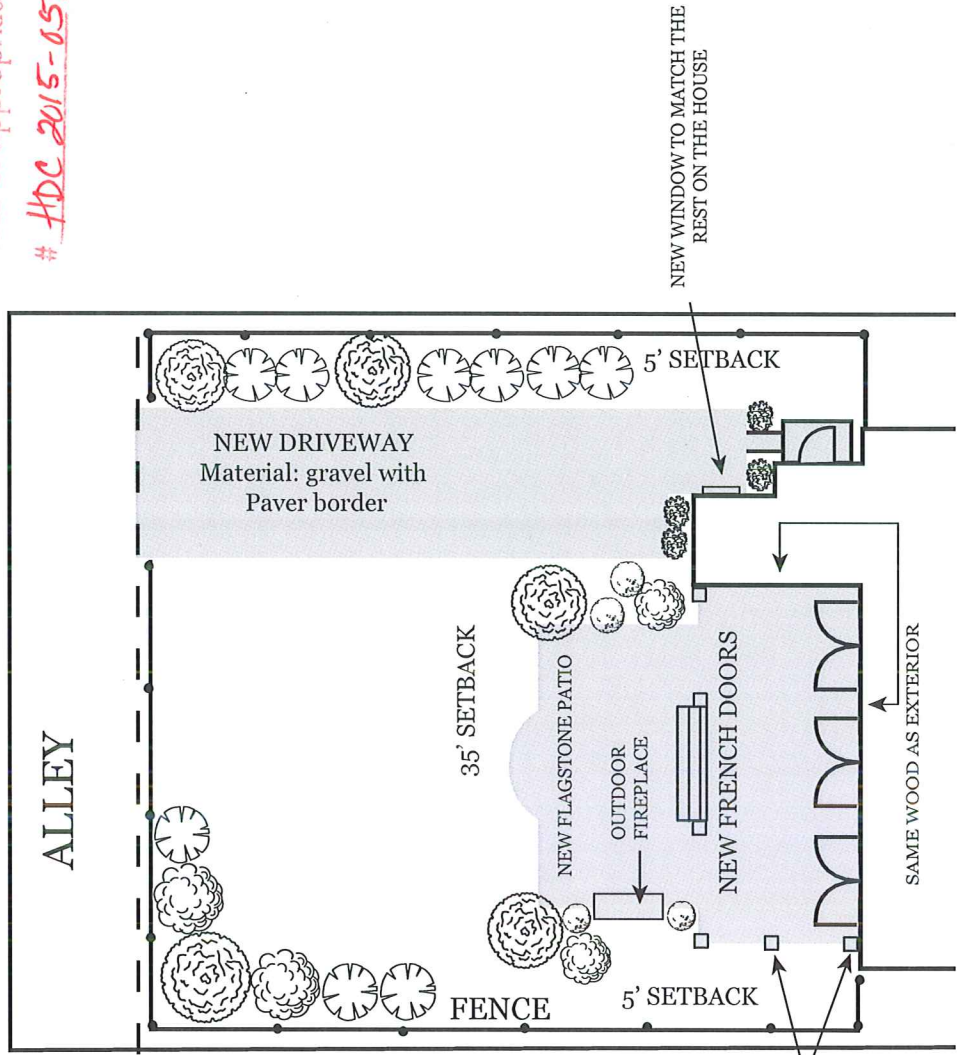
Fence Exhibit - March 2015

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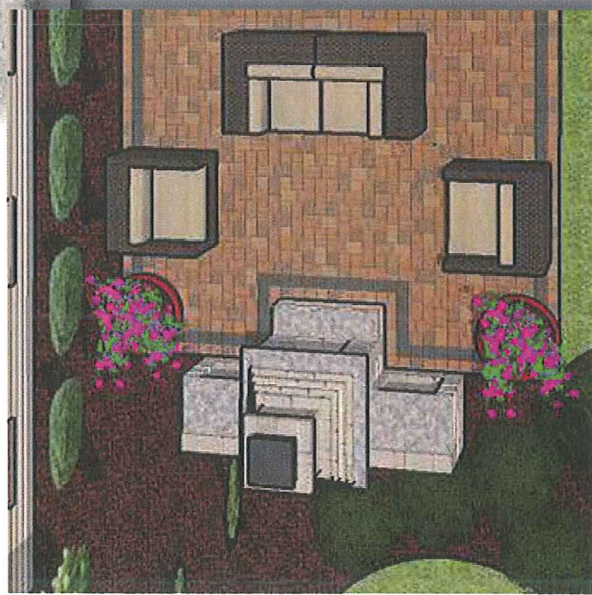
HDC 2015-051



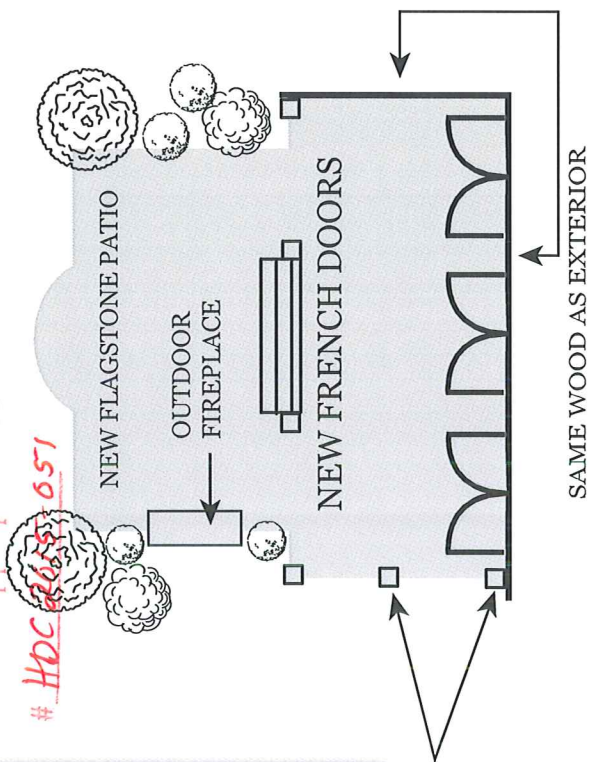
COLUMNS MATCH COLUMNS ON FRONT PORCH

BACK PATIO

Flagstone for patio that matches existing front walk



COLUMNS MATCH COLUMNS ON FRONT PORCH

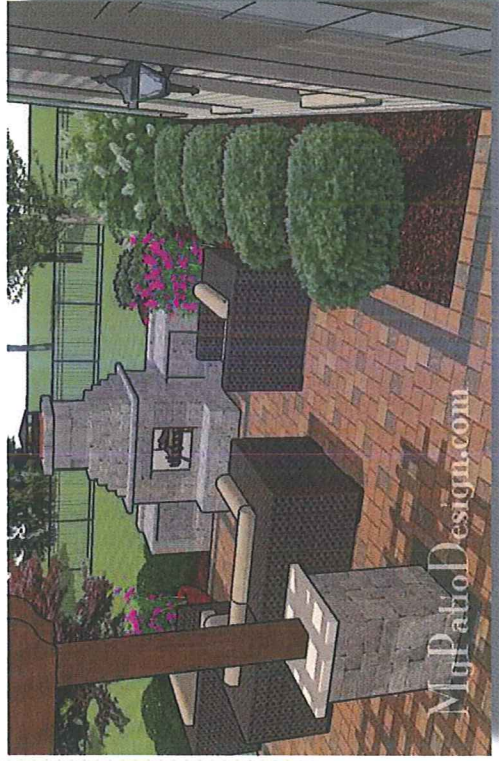


Certificate of Appropriateness # *HDC 6551-051* 35' SETBACK



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317 E. KINGSTON AVE.
CHARLOTTE, NC 28203



Fireplace in same flagstone as patio

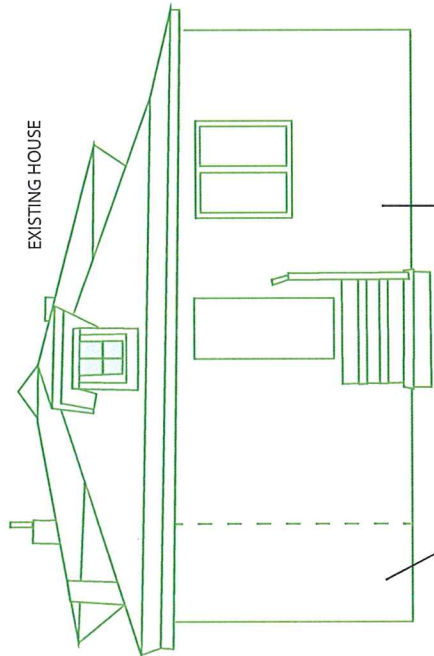


bella abode DESIGN
nicole peñalva
DESIGNER

Back Patio Exhibit - March 2015

SITE PLAN: East View

NEW ADDITION OR CHANGES TO EXISTING CONDITIONS

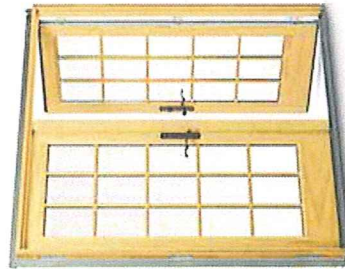


EXISTING HOUSE

Currently stucco, will change to wood siding to match existing siding

Stucco walls will no longer exist

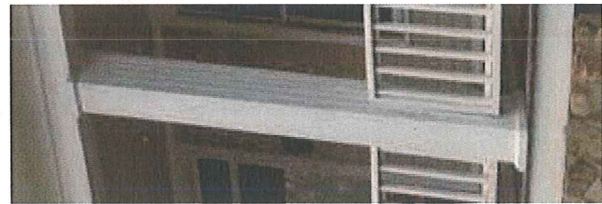
Photo of existing column



Andersen 400 Series Frenchwood Hinged Patio Doors, Colonial Grill Pattern with 2 wide transom over 2 wide door, Ben Moore White Dove



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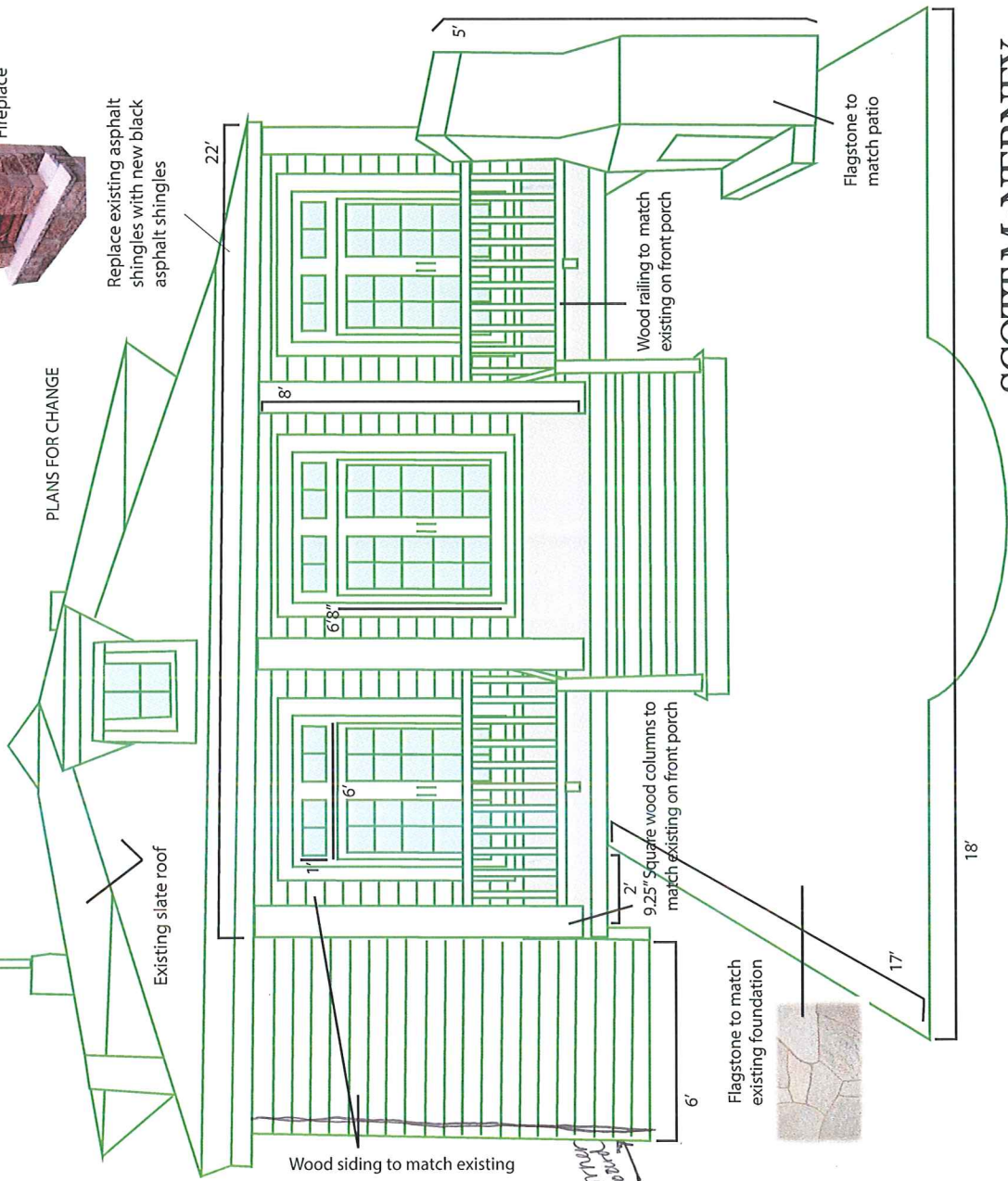
HDC 2015-051



Fireplace

Replace existing asphalt shingles with new black asphalt shingles

PLANS FOR CHANGE



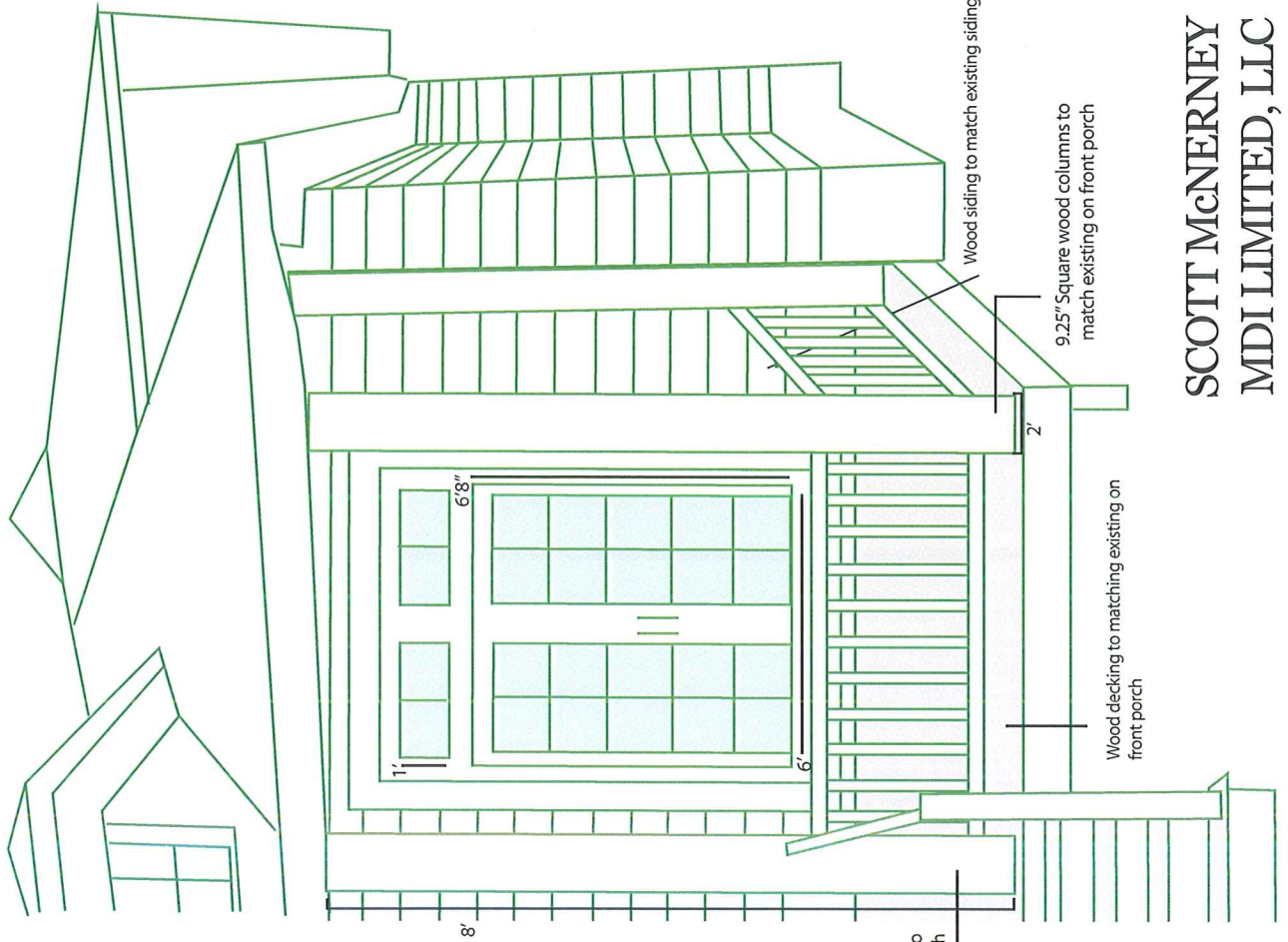
SCOTT MCNERNEY
MDI LIMITED, LLC

Rear Elevation Exhibit 1 - March 2015

SITE PLAN: North View

317 E. KINGSTON AVE
CHARLOTTE, NC 28203

NEW ADDITION OR CHANGES
TO EXISTING CONDITIONS



SCOTT MCNERNEY
MDI LIMITED, LLC

9.25" Square wood columns to match existing on front porch

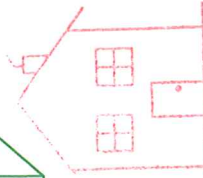
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Stucco walls will no longer exist



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Rear Elevation Exhibit March 2015

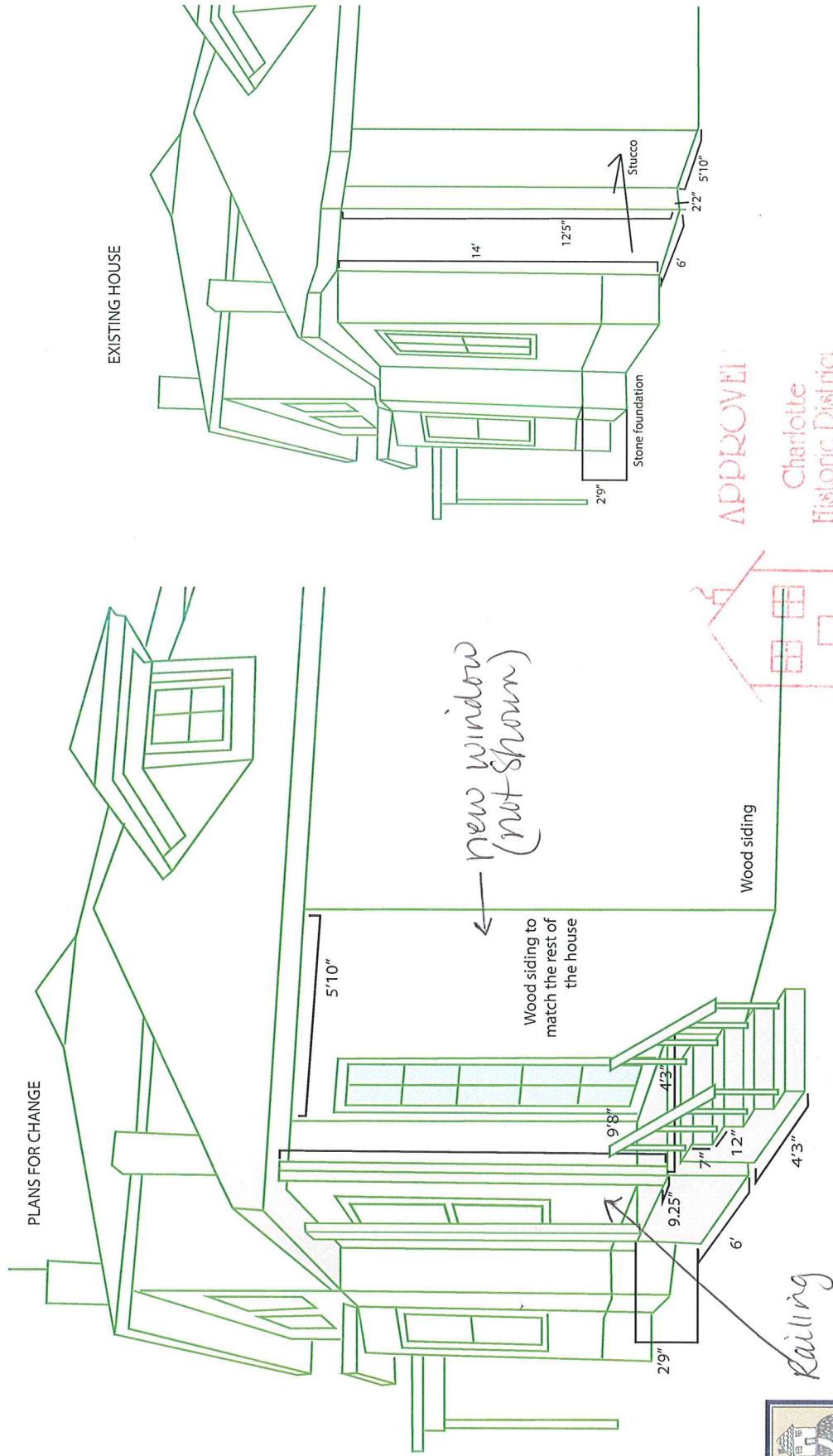
SITE PLAN: South View

317 E. KINGSTON AVE
CHARLOTTE, NC 28203

NEW ADDITION OR CHANGES
TO EXISTING CONDITIONS



DATE: 2.23.15
SCALE: 1/2" = 2'



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Rear Elevation Exhibit 3- March 2015