CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS


ADDRESS OF PROPERTY: 703 Walnut Avenue

HISTORIC DISTRICT: Wesley Heights  TAX PARCEL NUMBER: 071.022.11

OWNER(S): Mark Kubiak  APPLICANT: KDH Residential Design

DETAILS OF APPROVED PROJECT: DEMOLITION. Existing dilapidated accessory building will be DEMOLISHED.

Applicable Policy & Design Guidelines – Demolition page 35

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.

7. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.

- 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.

Chairman, Tom Egan  Staff, Wanda Birmingham

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2863
PH: (704) 336-2205
FAX: (704) 336-5123
CERTIFICATE OF APPROPRIATENESS


ADDRESS OF PROPERTY: 703 Walnut Avenue

HISTORIC DISTRICT: Wesley Heights                TAX PARCEL NUMBER: 071.022.11

OWNER(S): Mark Kubiak                           APPLICANT: KDH Residential Design

DETAILS OF APPROVED PROJECT: Multiple Projects: (1) Existing deteriorated landscape timbers will be removed at the front City sidewalk. The retaining need will be graded out or a brick retaining wall will replace the removed landscape timbers. If a wall is added, it will be no taller than necessary to retain the yard as it is. (2) All existing windows will be replaced with wood windows. New STDL windows will match those being removed. (3) If existing shutters are removed, wooden replacement shutters will be Policy & Design Guidelines compliant. (4) Existing chimney will be rebuilt from the roof up and be the same as what is being removed – material and details. (5) Non original inappropiate front door will be replaced with an appropriate one. (6) Existing rear addition will be DEMOLISHED. See exhibit labeled ‘Site Plan July 2015’. (7) New rear addition will use same footprint. New lapped wood siding will match existing. New, gently sloped, standing seam metal roof and window and doors to match house will complete the proposed addition. Roof will tie back to house below the second floor windows. (8) Wooden fence will enclose rear yard and tie back to sides of house at right rear corner and forward enough – about 2/3s – on the left side to capture the existing HVAC units. Fence design will consist of vertical pickets forming a panel which is framed off at the top and bottom and butt joined to uprights. Each panel is topped with its own framed off “crib pattern” portion of about 25% of the overall height. Height will not exceed six feet except finials or cap detail on uprights may extend an appropriate amount. See exhibit labeled ‘Elevations July 2015’. (9) Existing rear concrete drive will be lessened in some places to have more lawn. Planters will be removed and filled in. See exhibit labeled ‘Site Plan July 2015’.

Applicable Policy & Design Guidelines – Projects Eligible for Administrative Approval page 23 .Landscape and Site Features .Work in Rear Yards
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.

Chairman, Tom Egan

Staff, Wanda Birmingham