



CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2015.076

DATE: 14 July 2015

ADDRESS OF PROPERTY: 703 Walnut Avenue

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 071.022.11

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

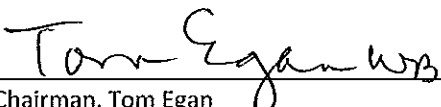
DETAILS OF APPROVED PROJECT: DEMOLITION. Existing dilapidated accessory building will be DEMOLISHED.

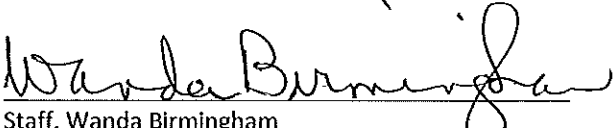
Applicable *Policy & Design Guidelines* – Demolition page 35

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](http://www.charlotteplanning.org)

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



## CHARLOTTE

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**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 inappropriate 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'.

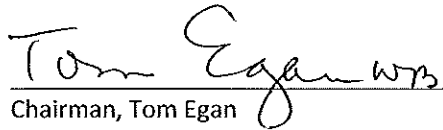
Applicable *Policy & Design Guidelines* – Projects Eligible for Administrative Approval page 23

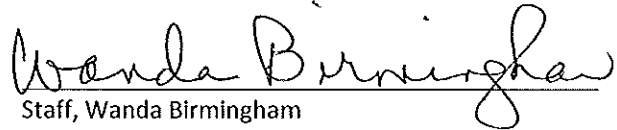
.Landscape and Site Features

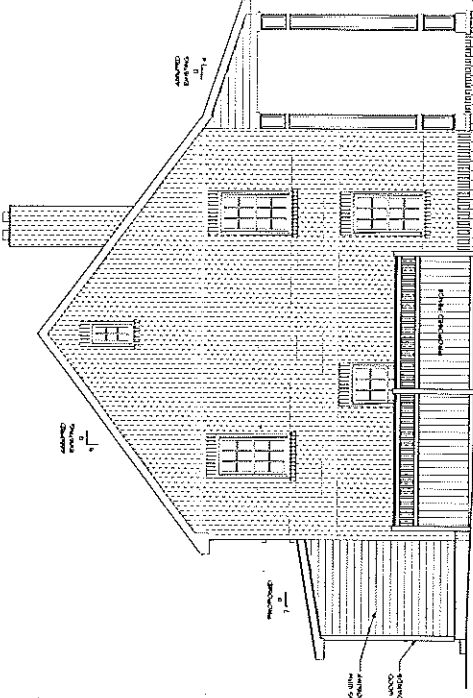
.Work in Rear Yards

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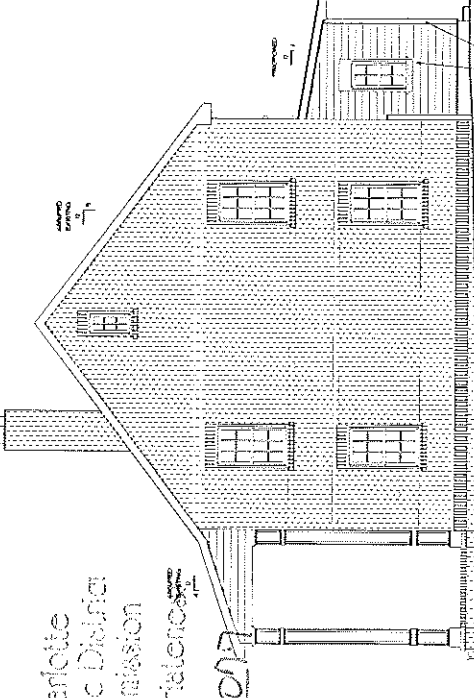
  
Chairman, Tom Egan

  
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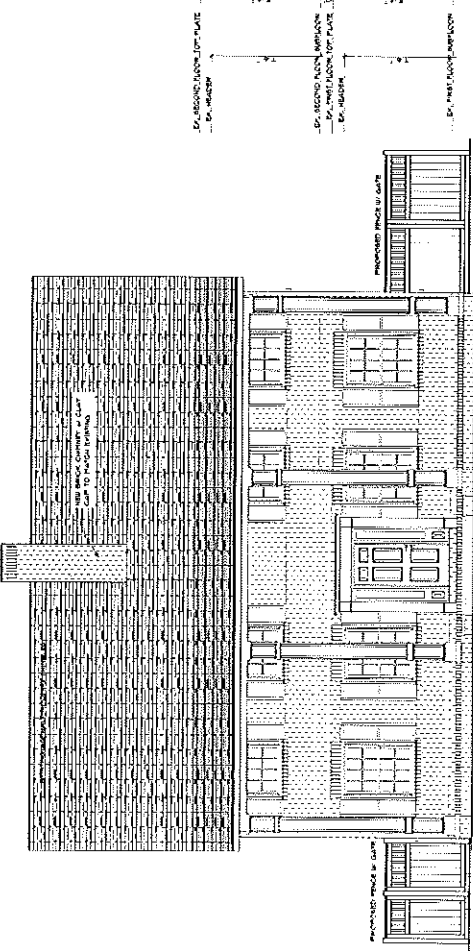
LEFT SIDE ELEVATION

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



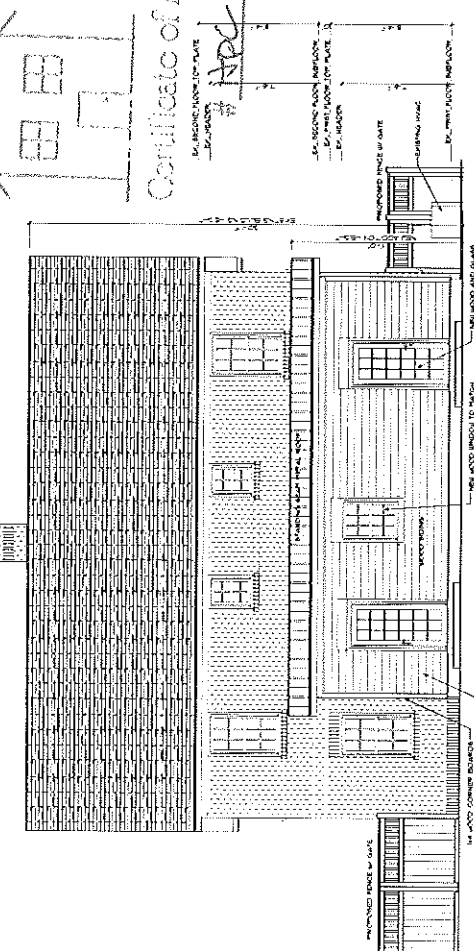
RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

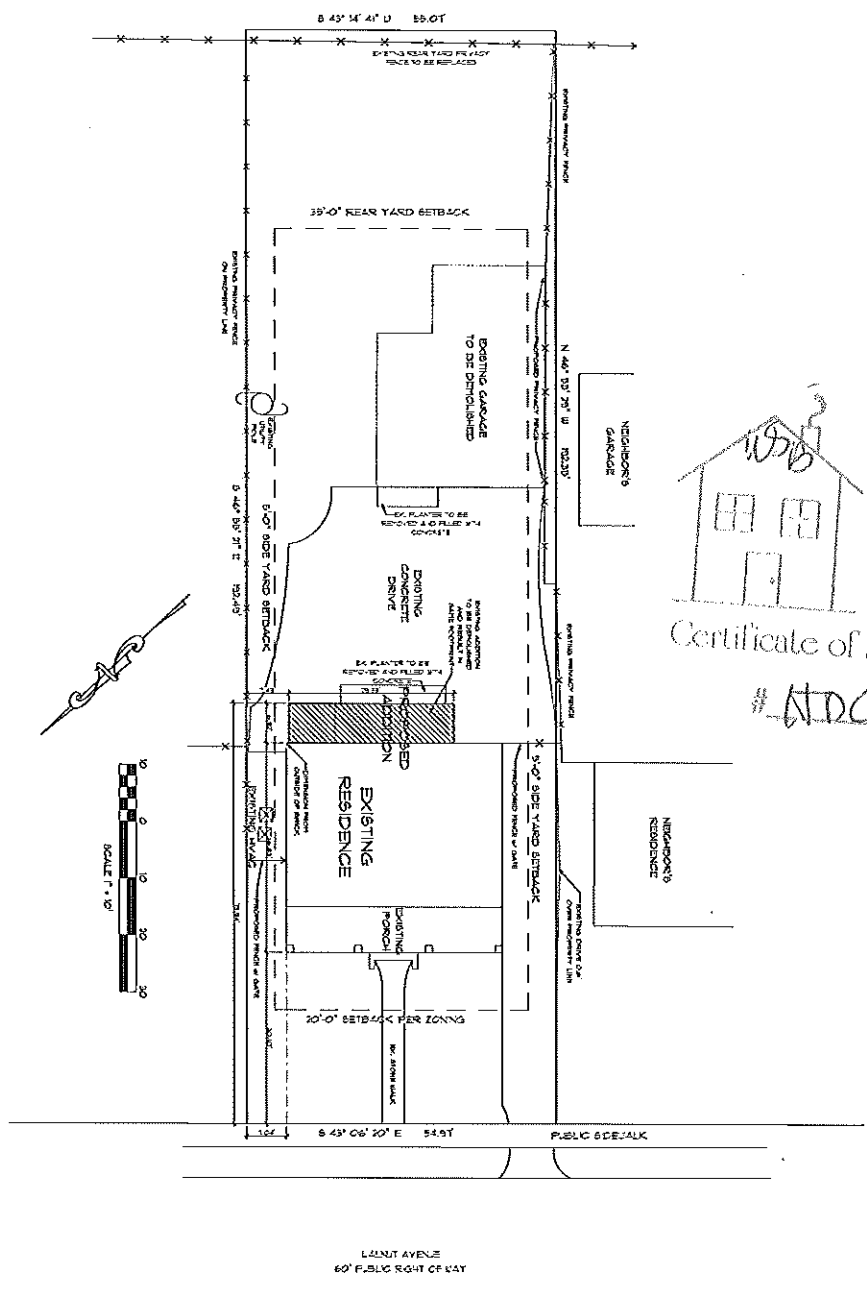


REAR ELEVATION

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

APPROVED
   
 Charlotte
   
 Historic District
   
 Commission
   
 Certificate of Appropriateness
   
 # APR 2016-017

ELEVATIONS July 2015



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

# ATDC 2015.099

Site Plan July 2015

SCALE: 1" = 10'

THE KUBIAK RESIDENCE

703 WALNUT AVENUE  
CHARLOTTE, NORTH CAROLINA

ARCHITECT: K. WILSON

DATE: 07/29/2015

PROJECT NO: 2015-099

SCALE: 1" = 10'

SHEET 1 OF 6

APPROPRIATENESS REVIEW BOARD

N.C.H.D.C.

APPROPRIATENESS REVIEW BOARD

704-728-0505