



**CHARLOTTE HISTORIC DISTRICT COMMISSION  
CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 2015-287

**DATE:** February 11, 2016

**ADDRESS OF PROPERTY:** 525 East Boulevard

**TAX PARCEL NUMBER:** 12308428

**HISTORIC DISTRICT:** Dilworth

**OWNER(S):** Mission Properties, LLC

**DETAILS OF APPROVED PROJECT:** This certificate replaces COA# 2014-210. The siding on the revised left elevation (Sheet A201) will be a non-combustible material per the North Carolina State Building Code. The siding and trim will be a cementitious material similar in appearance to the previously approved wood material.

The project is a three story residential structure with parking beneath the building. The primary exterior materials are brick, wood lap siding and cedar shakes, excluding the left elevation as described above. Windows will be wood and arranged as shown on the plans. The building's East Boulevard setback will align with the neighboring structure. Setbacks along Winthrop Avenue range between approximately 18' and 20'-5". The building height is less than 40' as measured from grade at the foundation to the ridgeline. See attached plans.

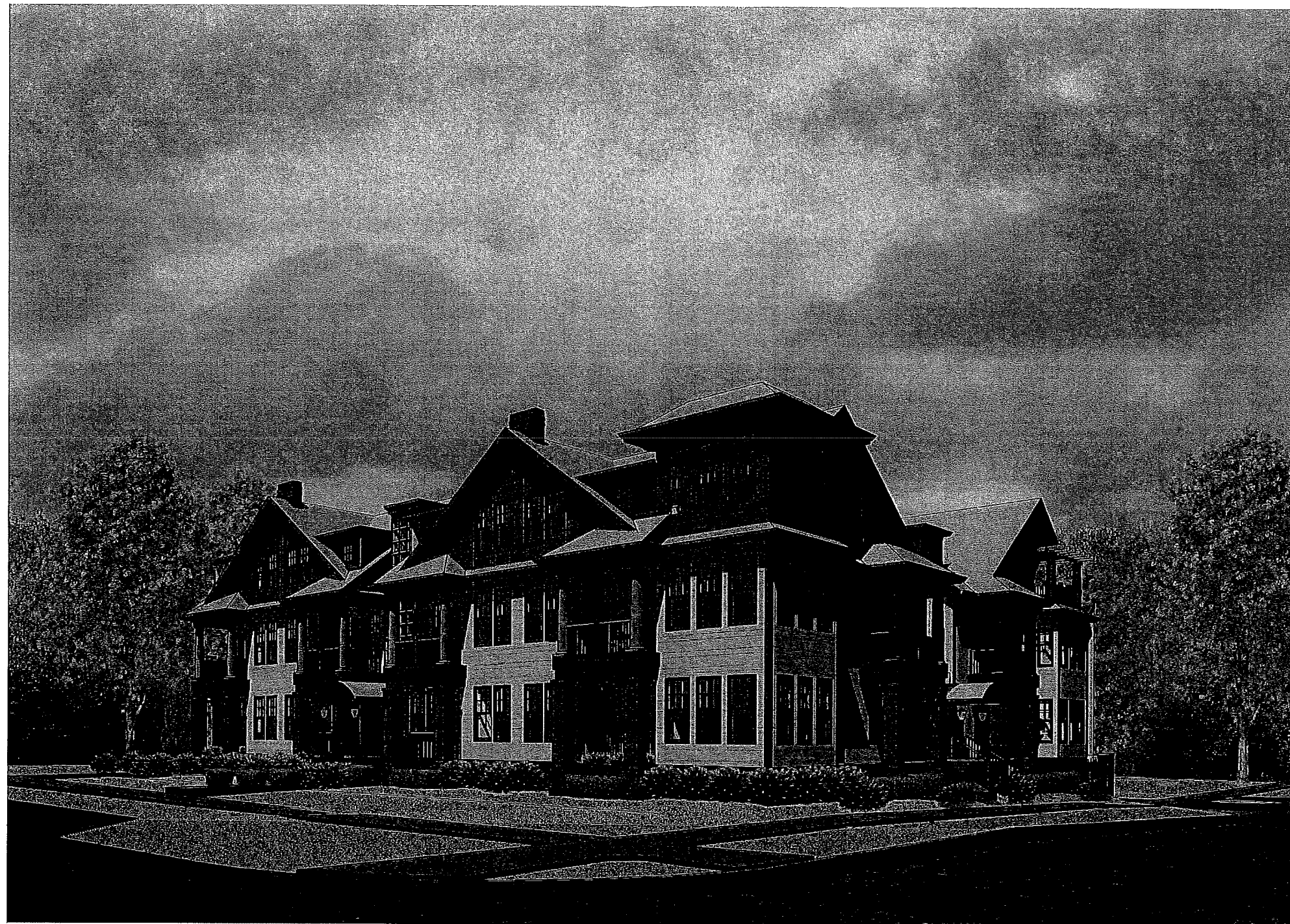
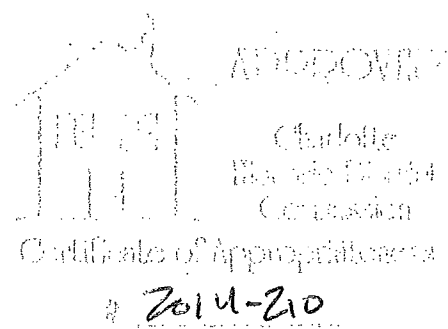
The Historic District Commission granted an exception for materials based on the building code and not highly visible. The project was approved by the Historic District Commission on February 10, 2016.

- 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

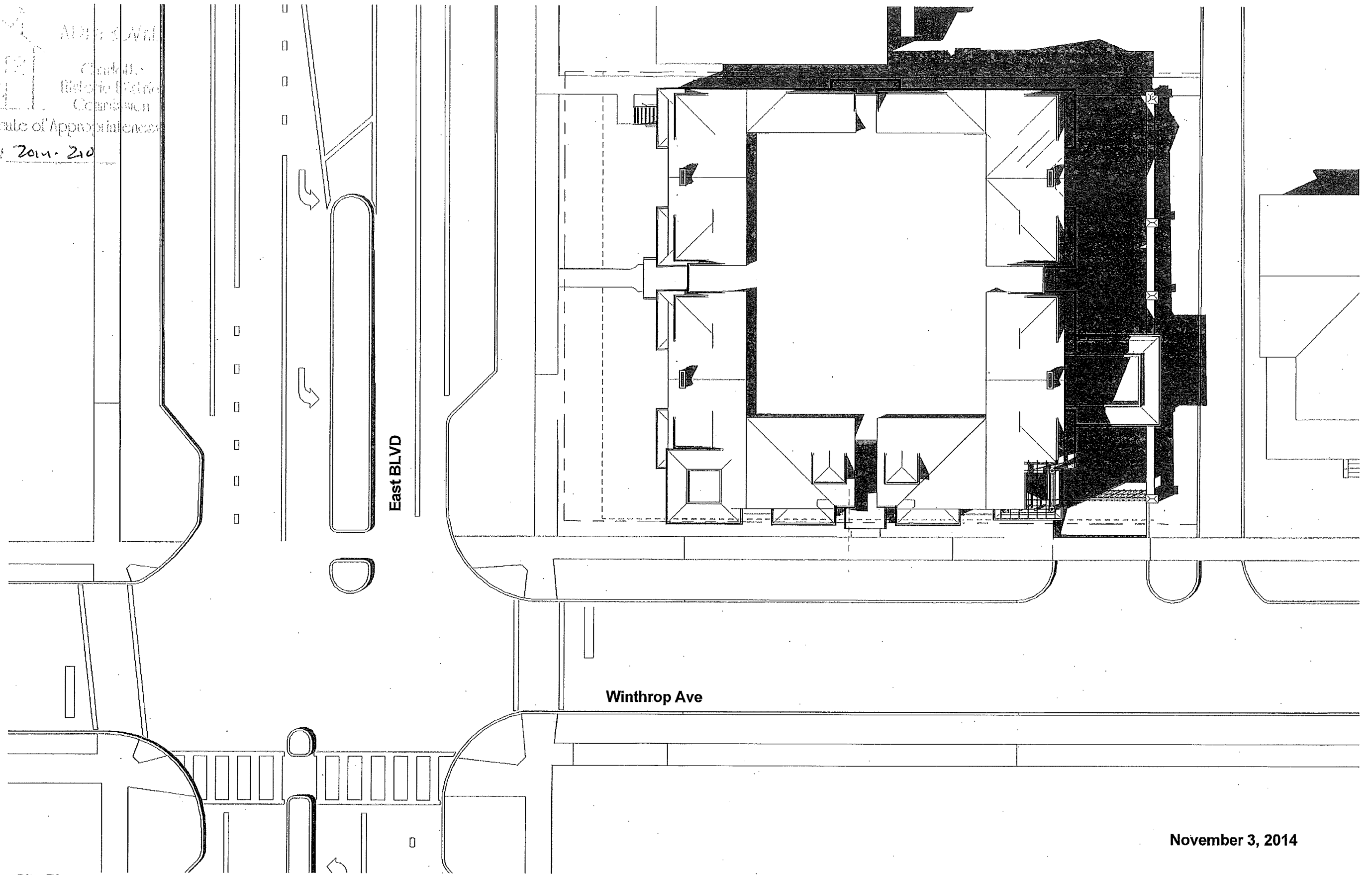


View from East Blvd & Winthrop Ave Corner

East at Winthrop

November 3, 2014

ADP & S/VTL  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
# 2014-210



① Site Plan  
1" = 20'-0"

November 3, 2014

SIDE YARD

EXISTING CONC. SIDEWALK TO REMAIN

East Blvd

ZONING SET BACK

ZONING PORCH SET BACK

40' - 0"

36' - 9 1/2"

10' - 0"

5' - 6"

5' - 0"

+0

36' - 7 1/2"

40' - 0"

-6

25 CARS

-6

-2

BUILDING OUTLINE ABOVE

10' BUFFER FROM PROPERTY LINE

EXISTING ASPHALT ALLEY

5' - 0"

31' - 7 1/4"

28' - 5 1/4"

-4.8

-3.8

-1

18' - 0"

19' - 2"

20' - 5"

44' - 0"

ZONING SET BACK

EXISTING CONC. SIDEWALK TO REMAIN

31' - 8"

41' - 11"

Winthrop Ave

November 3, 2014

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EXISTING TREES  
 PROTECTED WITH  
 CONSTRUCTION FENCE

East Blvd

FESCUE LAWN

EXISTING TREES  
 PROTECTED WITH  
 CONSTRUCTION FENCE

PLANTING

COLUMNAR MAPLE

WINTER GEM BOXWOOD

BLUSHING KNOCKOUT ROSE SHRUB

SEASONAL FLOWERS

Winthrop Ave

EXISTING TREE TO  
 BE REMOVED

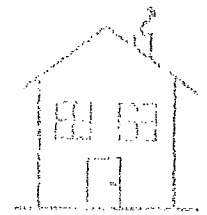
NEW WATER OAK





① East Blvd Elevation  
1/8" = 1'-0"

November 3, 2014



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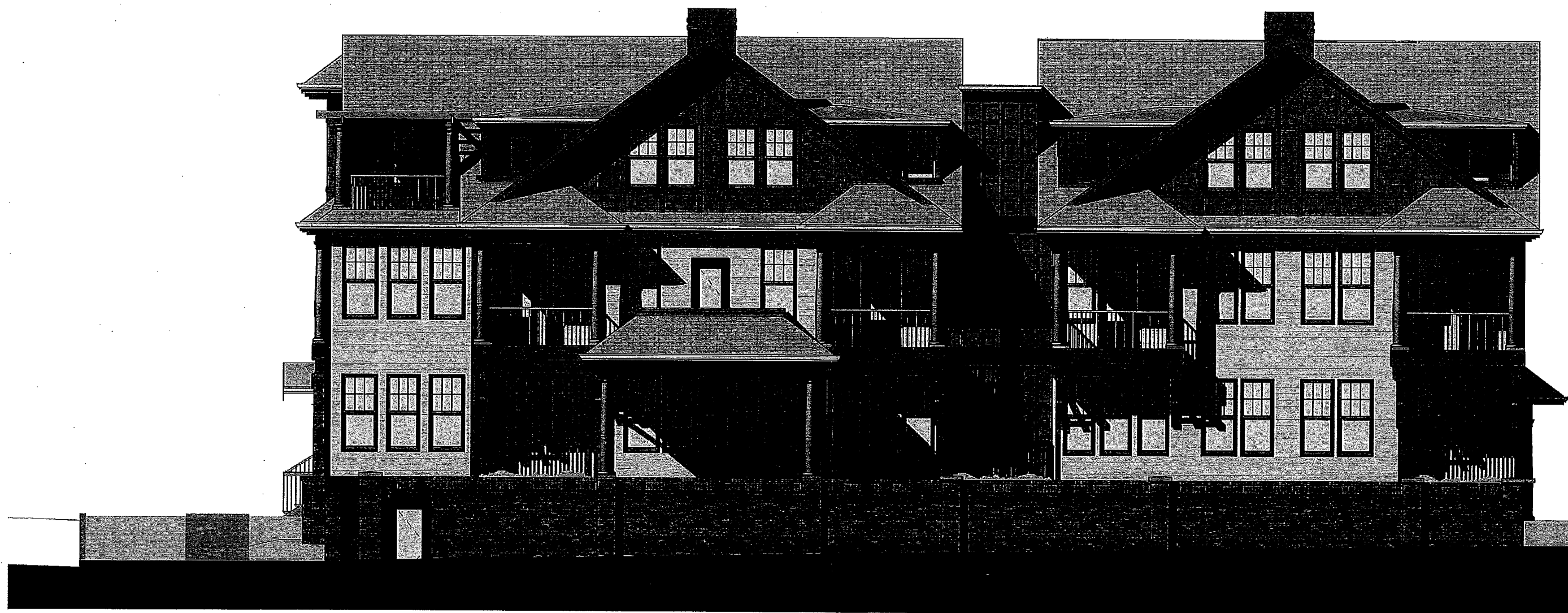
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① Winthrop Ave Elevation  
1/8" = 1'-0"

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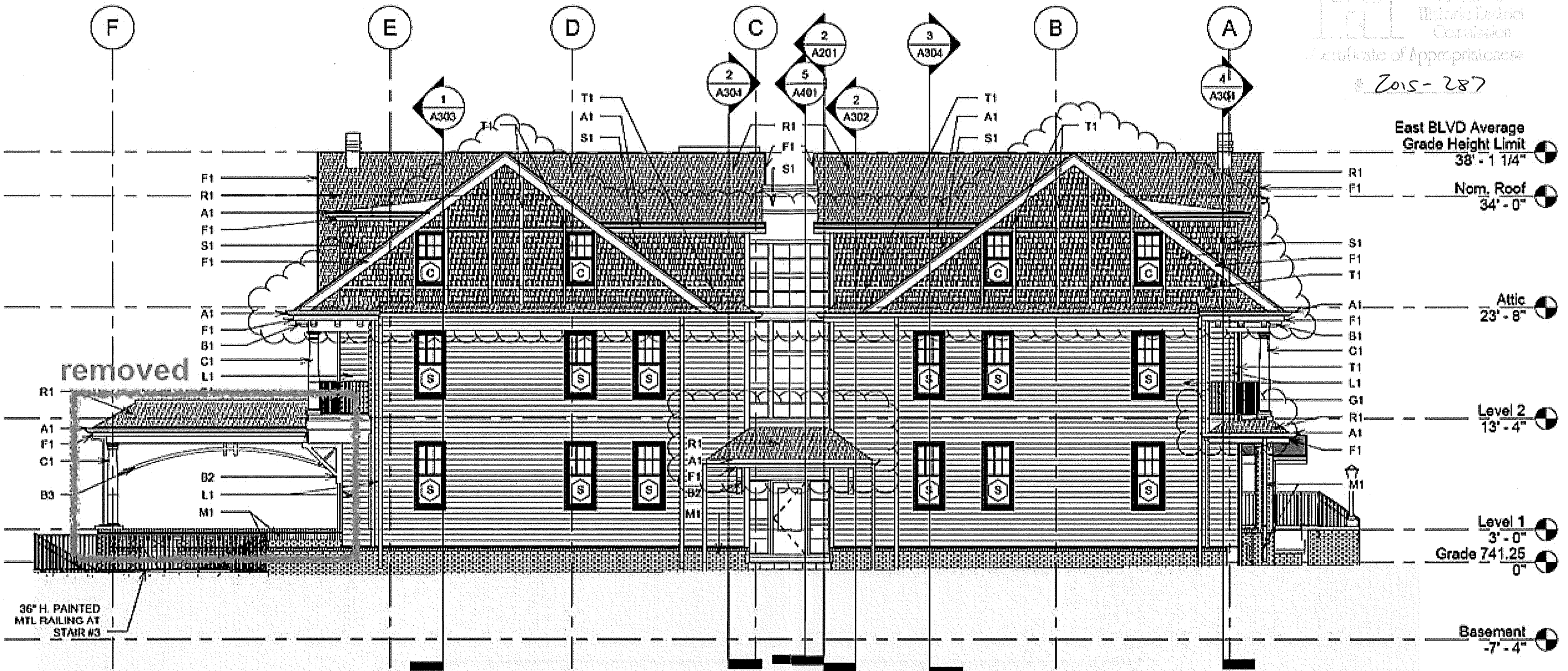


① Alley Elevation  
1/8" = 1'-0"

November 3, 2014



# 2015-287



sheet A201

5 North Elevation  
 1/8" = 1'-0"

Provide detail for soffit construction for North wall to show compliance for required protection per 704.14 NCSBC. Provide specifications for the components in these areas.



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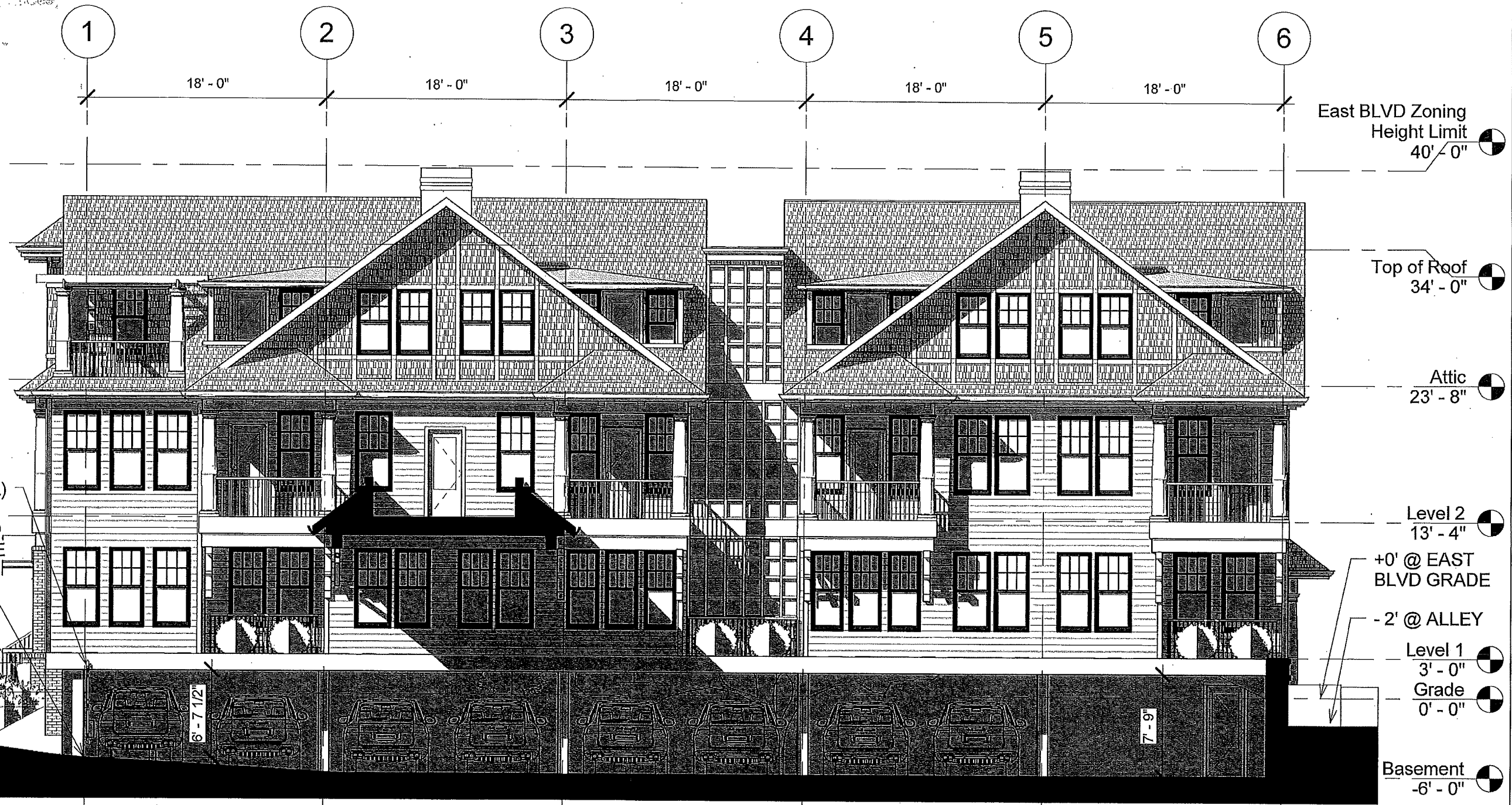
① North Elevation  
1/8" = 1'-0"

November 3, 2014



ADDRESS

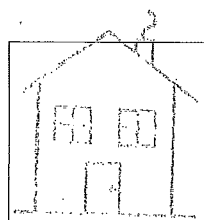
Certified  
204-210



① Section Thru Drive  
1/8" = 1'-0"

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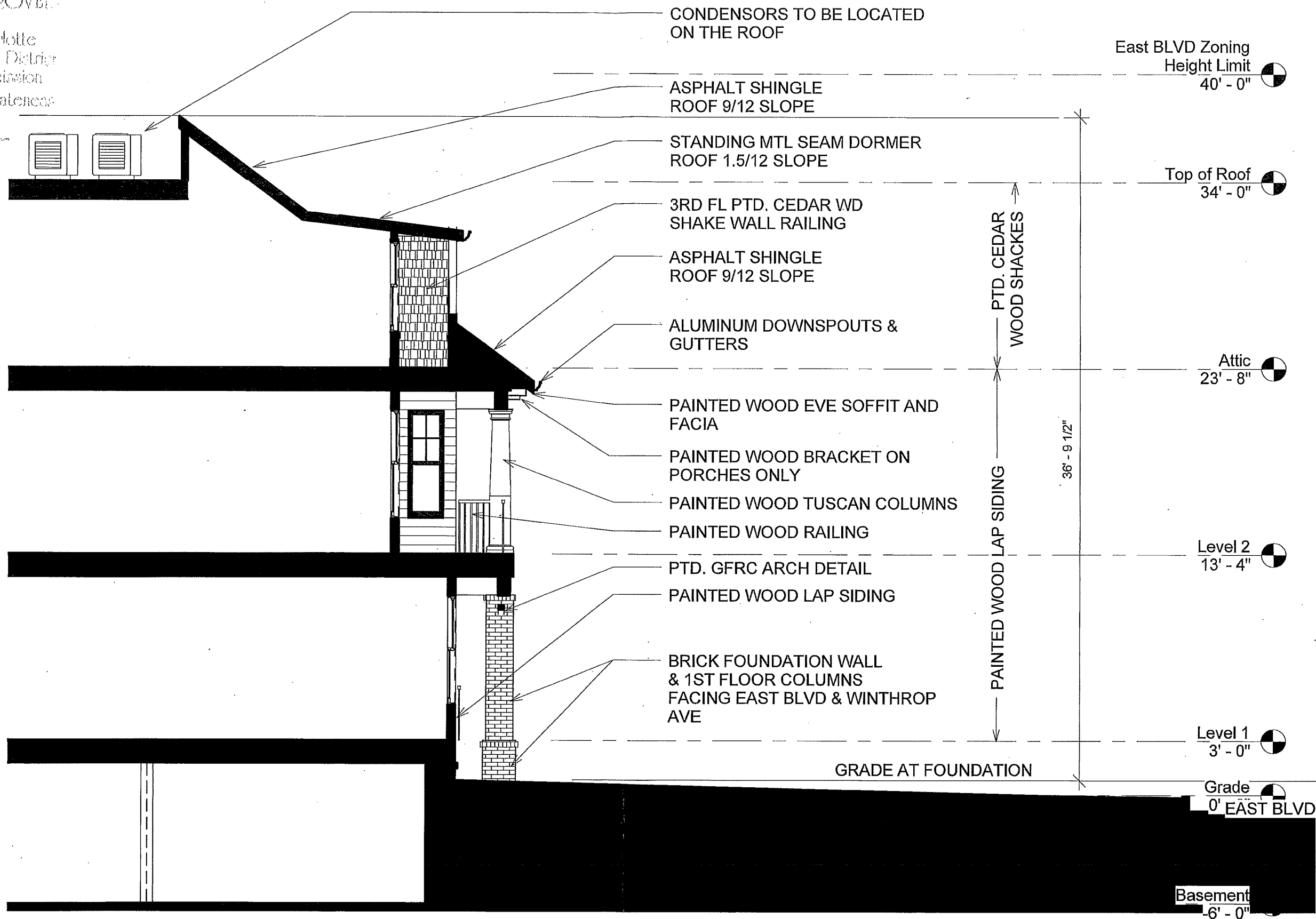


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① Winthrop Ave Wall Section  
3/16" = 1'-0"

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