



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2016-151

DATE: July 18, 2016

ADDRESS OF PROPERTY: 624 East Kingston Avenue

TAX PARCEL NUMBER: 12311704

HISTORIC DISTRICT: Dilworth

OWNER(S): Daniel Fain

DETAILS OF APPROVED PROJECT: The project is the modification of the primary roofline and new gable roofs on the left and right side additions. A second gable is introduced over the front porch. An existing octagonal window on the front facade will be removed.

The project was approved by the HDC July 13, 2016.

- 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 twelve (12) 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 twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

Chairman

Staff



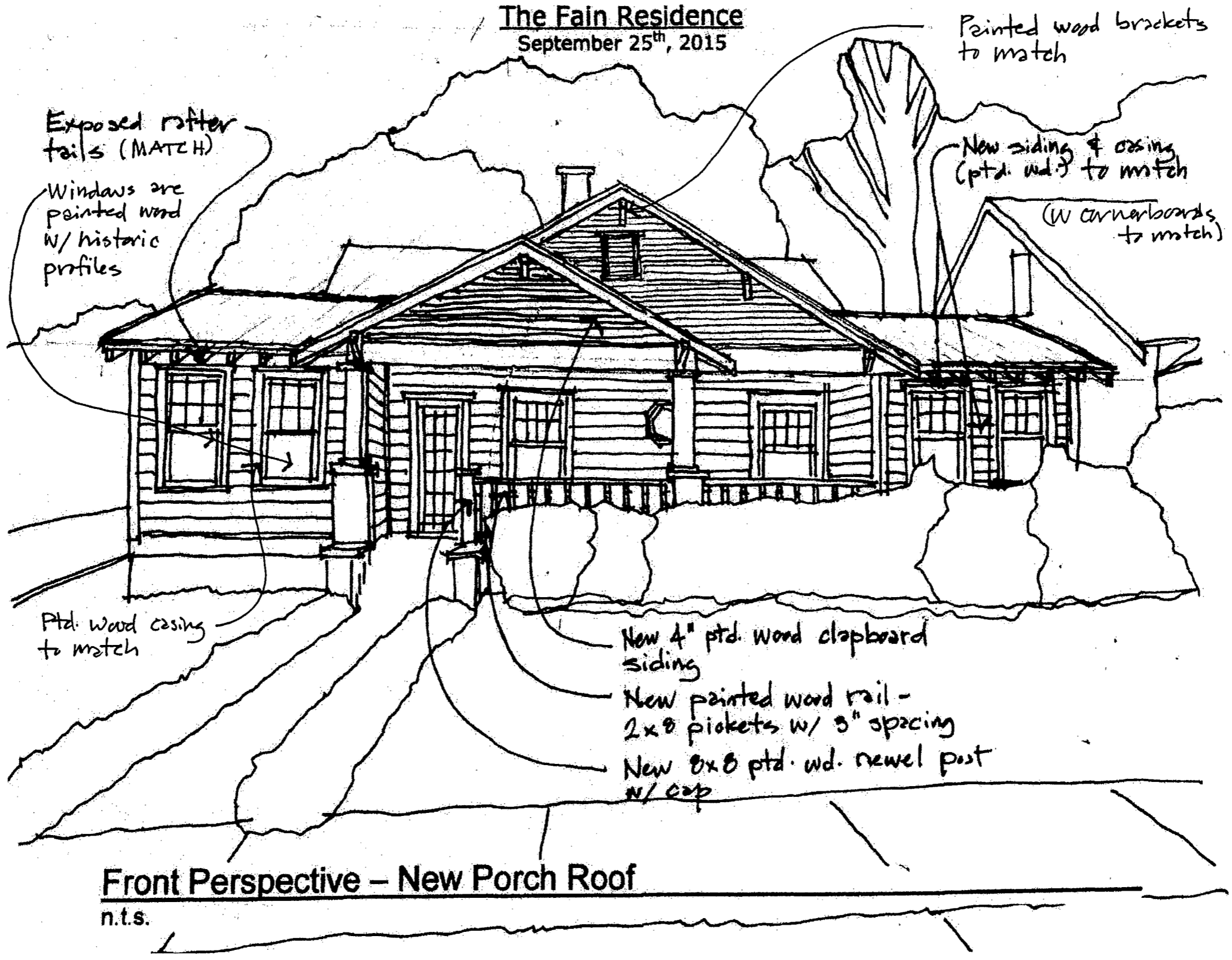
APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

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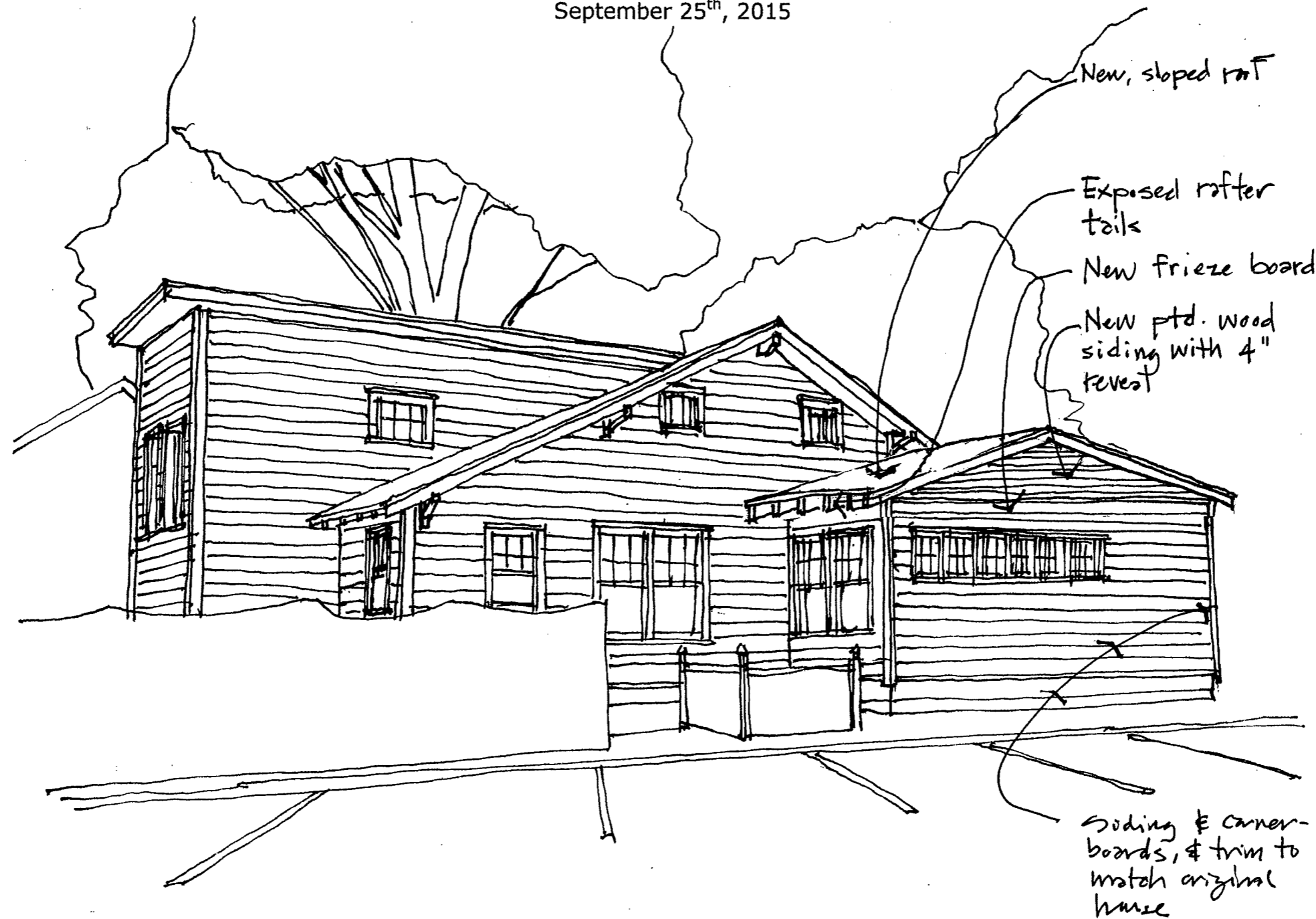
The Fain Residence
September 25th, 2015



Front Perspective - New Porch Roof

n.t.s.

The Fain Residence
September 25th, 2015



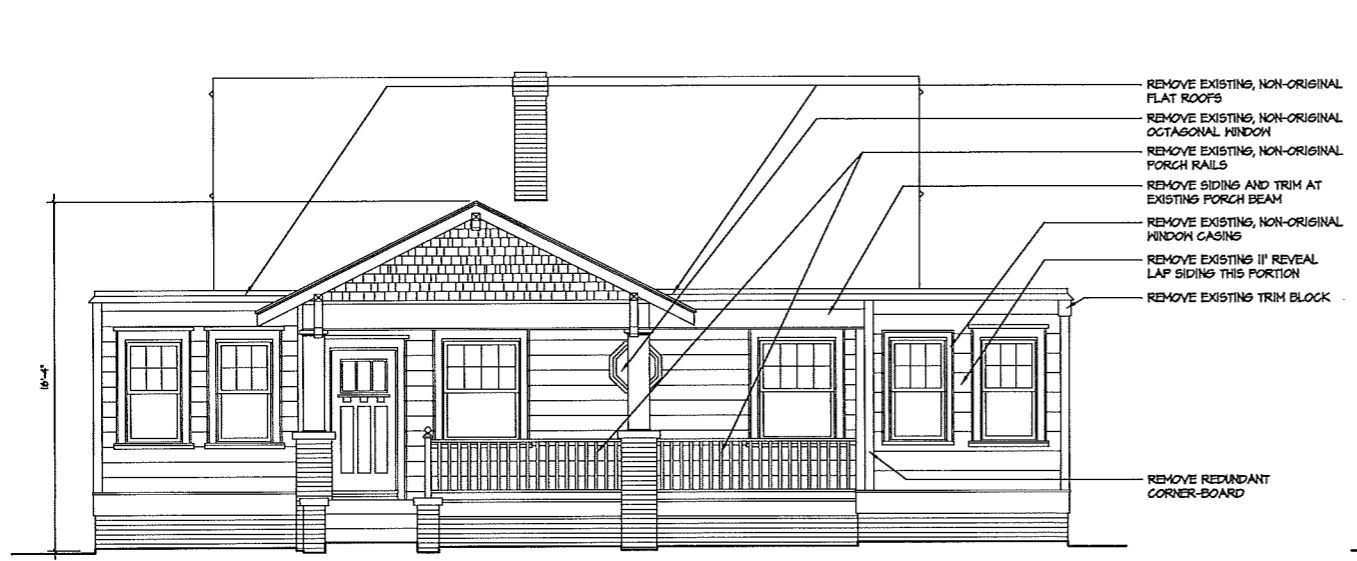
Left Side Perspective – New Porch Roof

n.t.s.

R. Andrew Woodruff
Architect
2301 Greenway Avenue
Charlotte, NC 28204
704-953-5994

WOODRUFF
ARCHITECTURE

The Fain Residence
621 East Kingston Avenue
Charlotte, North Carolina

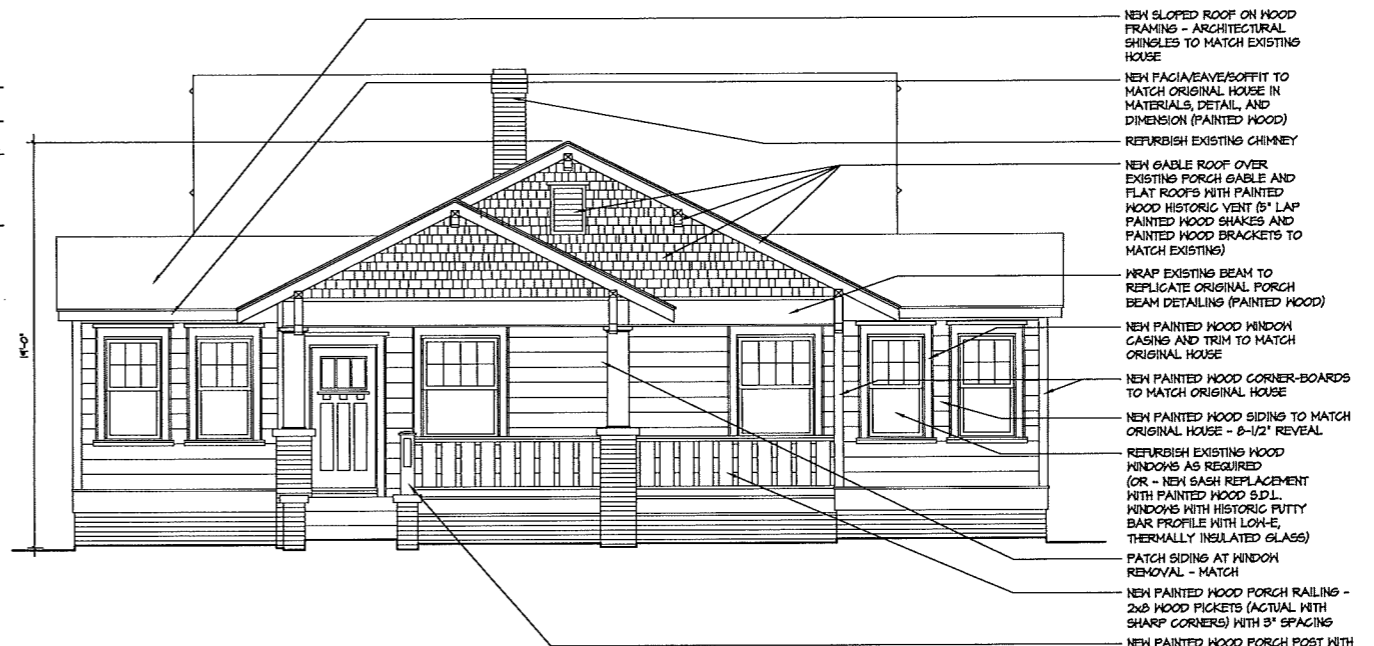


Front Elevation - EXISTING

1/4" = 1'-0"

JUNE 30TH, 2016

- REMOVE EXISTING, NON-ORIGINAL FLAT ROOFS
- REMOVE EXISTING, NON-ORIGINAL OCTAGONAL WINDOW
- REMOVE EXISTING, NON-ORIGINAL PORCH RAILS
- REMOVE SIDING AND TRIM AT EXISTING PORCH BEAM
- REMOVE EXISTING, NON-ORIGINAL WINDOW CASING
- REMOVE EXISTING 1" REVEAL LAP SIDING THIS PORTION
- REMOVE EXISTING TRIM BLOCK
- REMOVE REDUNDANT CORNER-BOARD



Front Elevation - ADDITIONS AND RENOVATIONS

1/4" = 1'-0"

JUNE 30TH, 2016

- NEW SLOPED ROOF ON HOOD FRAMING - ARCHITECTURAL SHINGLES TO MATCH EXISTING HOUSE
- NEW FASCIA/EAVE/SOFFIT TO MATCH ORIGINAL HOUSE IN MATERIALS, DETAIL, AND DIMENSION (PAINTED WOOD)
- REFURBISH EXISTING CHIMNEY
- NEW GABLE ROOF OVER EXISTING PORCH GABLE AND FLAT ROOFS WITH PAINTED WOOD HISTORIC VENT (8" LAP PAINTED WOOD SHAKES AND PAINTED WOOD BRACKETS TO MATCH EXISTING)
- WRAP EXISTING BEAM TO REPLICATE ORIGINAL PORCH BEAM DETAILING (PAINTED WOOD)
- NEW PAINTED WOOD WINDOW CASING AND TRIM TO MATCH ORIGINAL HOUSE
- NEW PAINTED WOOD CORNER-BOARDS TO MATCH ORIGINAL HOUSE
- NEW PAINTED WOOD SIDING TO MATCH ORIGINAL HOUSE - 8-1/2" REVEAL
- REFURBISH EXISTING WOOD WINDOWS AS REQUIRED (OR - NEW SASH REPLACEMENT WITH PAINTED WOOD S.D.L. WINDOWS WITH HISTORIC PUTTY BAR PROFILE WITH LOW-E, THERMALLY INSULATED GLASS)
- PATCH SIDING AT WINDOW REMOVAL - MATCH
- NEW PAINTED WOOD PORCH RAILING - 2x8 WOOD PICKETS (ACTUAL WITH SHARP CORNERS) WITH 3" SPACING
- NEW PAINTED WOOD PORCH POST WITH 1/2" INSET PANEL AND BEVELED WOOD CAP



Left Side Elevation - EXISTING

1/4" = 1'-0"

JUNE 30TH, 2016

- REMOVE EXISTING FLAT ROOF



Left Side Elevation - ADDITIONS AND RENOVATIONS

1/4" = 1'-0"

JUNE 30TH, 2016

- NEW SLOPED ROOF OVER EXISTING PORCH (BEYOND)
- NEW SLOPED ROOF ON HOOD FRAMING - ARCHITECTURAL SHINGLES TO MATCH EXISTING HOUSE
- NEW FASCIA/EAVE/SOFFIT TO MATCH ORIGINAL HOUSE IN MATERIALS, DETAIL, AND DIMENSION (PAINTED WOOD)
- REFURBISH EXISTING WOOD WINDOWS AS REQUIRED (OR - NEW SASH REPLACEMENT WITH PAINTED WOOD S.D.L. WINDOWS WITH HISTORIC PUTTY BAR PROFILE WITH LOW-E, THERMALLY INSULATED GLASS)



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Right Side Elevation - EXISTING

1/4" = 1'-0"

JUNE 30TH, 2016

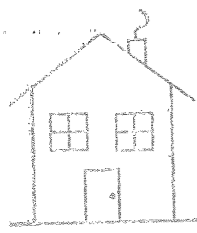


Right Side Elevation - ADDITIONS AND RENOVATIONS

1/4" = 1'-0"

JUNE 30TH, 2016

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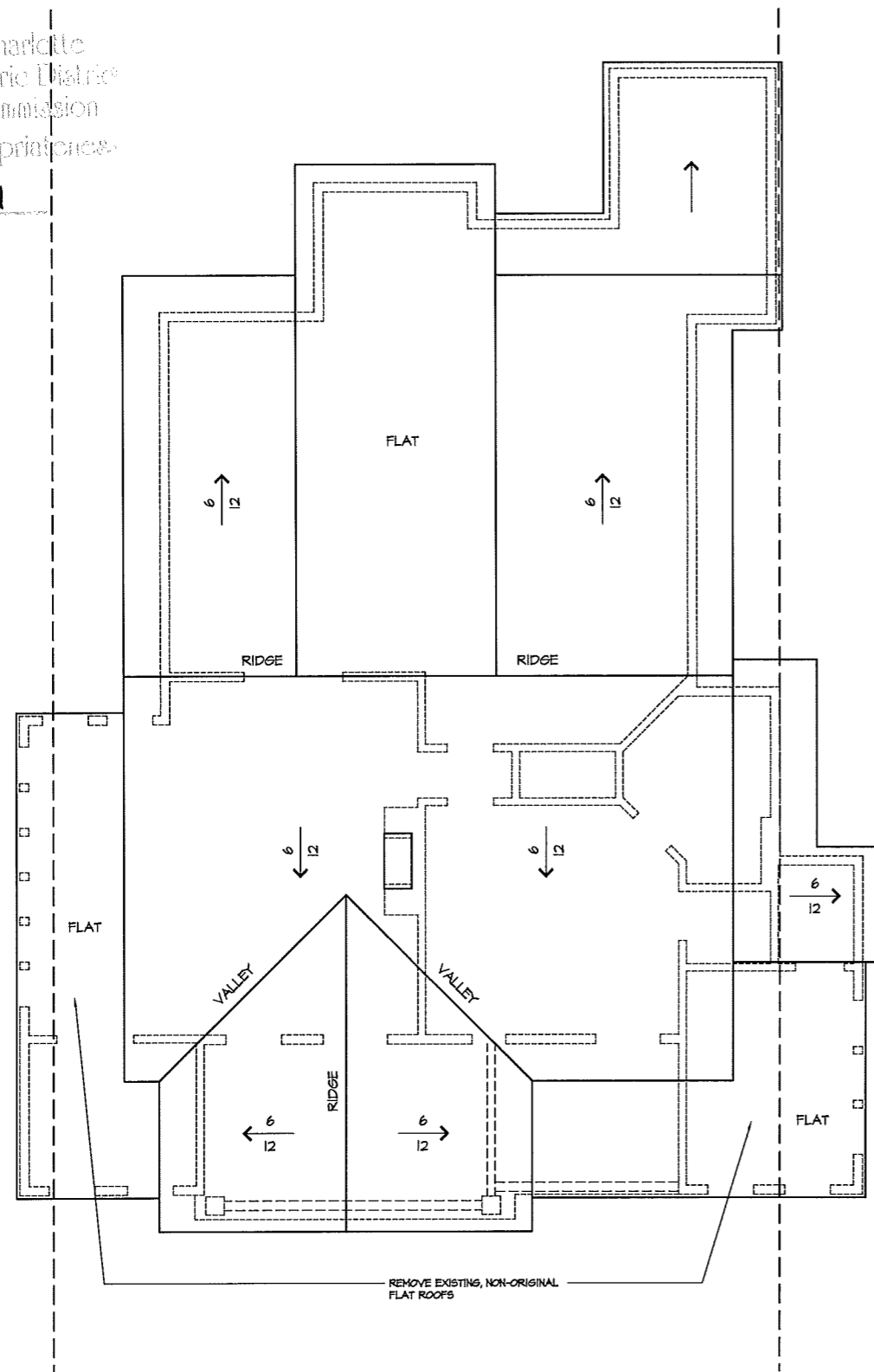


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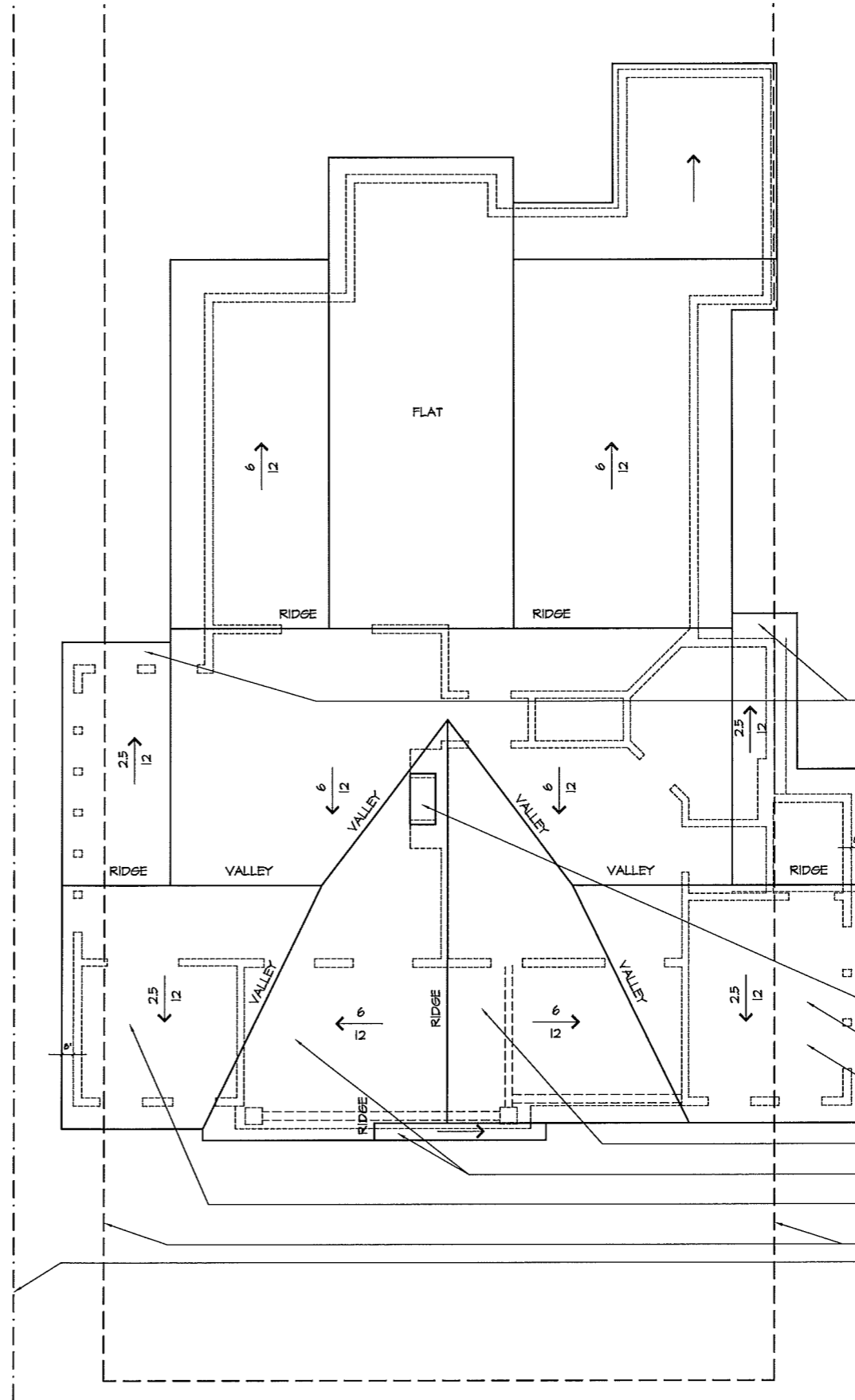
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Roof Plan - EXISTING

1/4" = 1'-0"

JUNE 30TH, 2016



Roof Plan - RENOVATIONS AND ADDITIONS

1/4" = 1'-0"

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