



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDC 2016.218 AMENDED

DATE: 1 February 2017

ADDRESS OF PROPERTY: 804 East Kingston Avenue

TAX PARCEL NUMBER: 123.119.15

HISTORIC DISTRICT: Dilworth

APPLICANT: Contractor Keith Wesolowski with RAM Construction on behalf of owners

DETAILS OF APPROVED PROJECT: Accessory Structure (Revised to be smaller than past approved). The new footprint is 16'11" x 18'1" and the height will not exceed 15'. The new accessory structure will be located in the rear yard. See exhibit labeled 'Site Plan for Outbuilding January 2017'. Carriage doors will be centered on front to back gable. Materials (including shingles, roofing, doors, etc.) and details (including soffit/fascia treatment, sufficient overhang, vents, etc.) will match existing house or be an historically appropriate complement. See exhibit labeled 'Accessory Structure January 2017'.

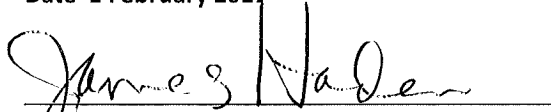
Applicable *Policy & Design Guidelines – Other Accessory Buildings*


3. Designs for accessory building must be inspired by the main building served. Building detail must be derived from the main structure.
4. Accessory buildings and their placement must be of a proper scale in relation to the main structure on a lot and to structures on surrounding properties.

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.

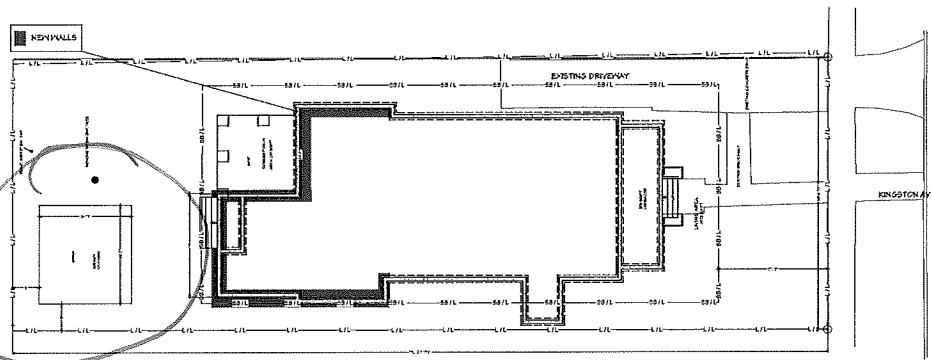
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable 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 .

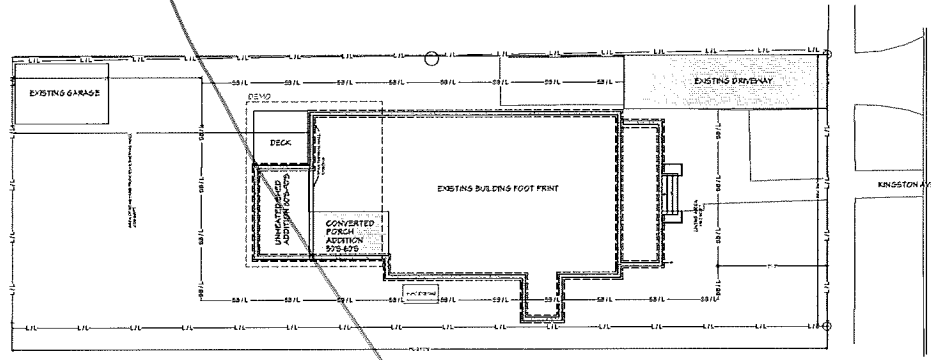

Chairman, James Haden


Staff, Wanda Birmingham

AREA CIRCLED IN RED IS FROM INTERNAL WALLS ONLY
 NOT INCLUDING DRIVEWAY, DRIVEWAY AND SIDEWALK
 AREA FOUNDATION AND UNGRADED PORCHES DEVELOPT
 EXISTING SIDEWALK 11' 0" W/ PT
 NEW BRIDGE PAVING PARALLEL AREA FRONT 300' 0" W/ PT
 TOTAL TYPE "C" DRIVEWAY AREA 100' 0" W/ PT
 LOT AREA 54,000' 0" 200' 0" W/ PT



Proposed Plot Plan



Existing Plot Plan



REVISION	DATE	DESCRIPTION

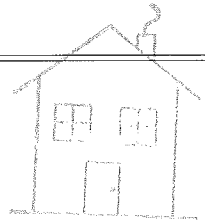
PLAN
 PLAT PLAN

Registration No. 0000000000
 271 Main Street
 Charlotte, NC 28203

DRAWING PROVIDED BY:
 Ryan Design Build
 271 Main Street
 Charlotte, NC 28203

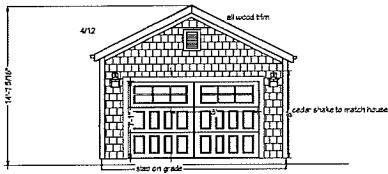
DATE:
 1/27/2017
 SCALE:
 1/8"=1'
 SHEET:
 A-4

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness

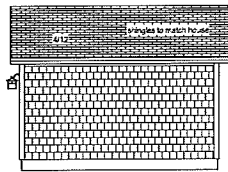


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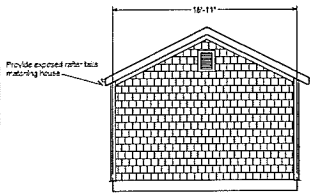
804 East Kingston Ave.
 Site plan for Outbuilding
 January 2017
 AMENDED



Exterior Elevation Front

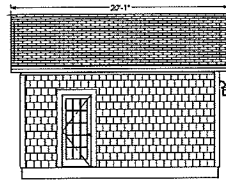


Exterior Elevation Right

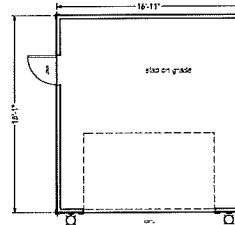


Exterior Elevation Back

all wood trim, soffits and fascia



Exterior Elevation Left



LIVING AREA
509.52 FT



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#HDC.2016.218
AMENDED

804 E Kingston Ave
Accessory Structure
January 2017

DATE	BY	DESCRIPTION

Garage Floor Plan

PROFESSOR
470 N. ROSELAND AVE
CHARLOTTE, NC 28205

DRAWINGS PROVIDED BY:
MAY DESIGN BUILD INC
470 N. ROSELAND AVE
CHARLOTTE, NC 28205

DATE:	11/21/2016
SCALE:	1/4"=1'
SHEET:	