



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2017-070

DATE: March 9, 2017

ADDRESS OF PROPERTY: 609 North Pine Street

TAX PARCEL NUMBER: 07807312

HISTORIC DISTRICT: Fourth Ward

OWNER(S): Willie and Natalie Alston

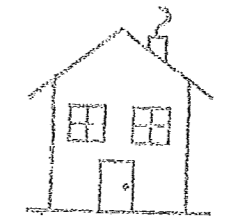
DETAILS OF APPROVED PROJECT: The project is a new three story single family house. The front setback is 14' from the back of curb. The existing retaining wall will be replaced with a concrete wall or other HDC approved material. Mechanical units are located in the side yard (either left or right) and screened on the side and front per the HDC guidelines with shrubs, fencing, building wall or any combination thereof. The location of the units is toward the rear as indicated on the site plan. Exterior details include cementitious lap siding and corner boards (smooth finish), wood trim, brick foundation and wood windows with aluminum cladding. Porch ceiling is bead board, window trim and other material dimensions are noted on the plans. Total height is approximately 35'-5.5" measured from grade. The alternate siding material was approved by the HDC March 8, 2017.

- 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

Staff

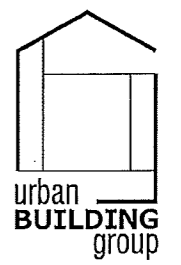


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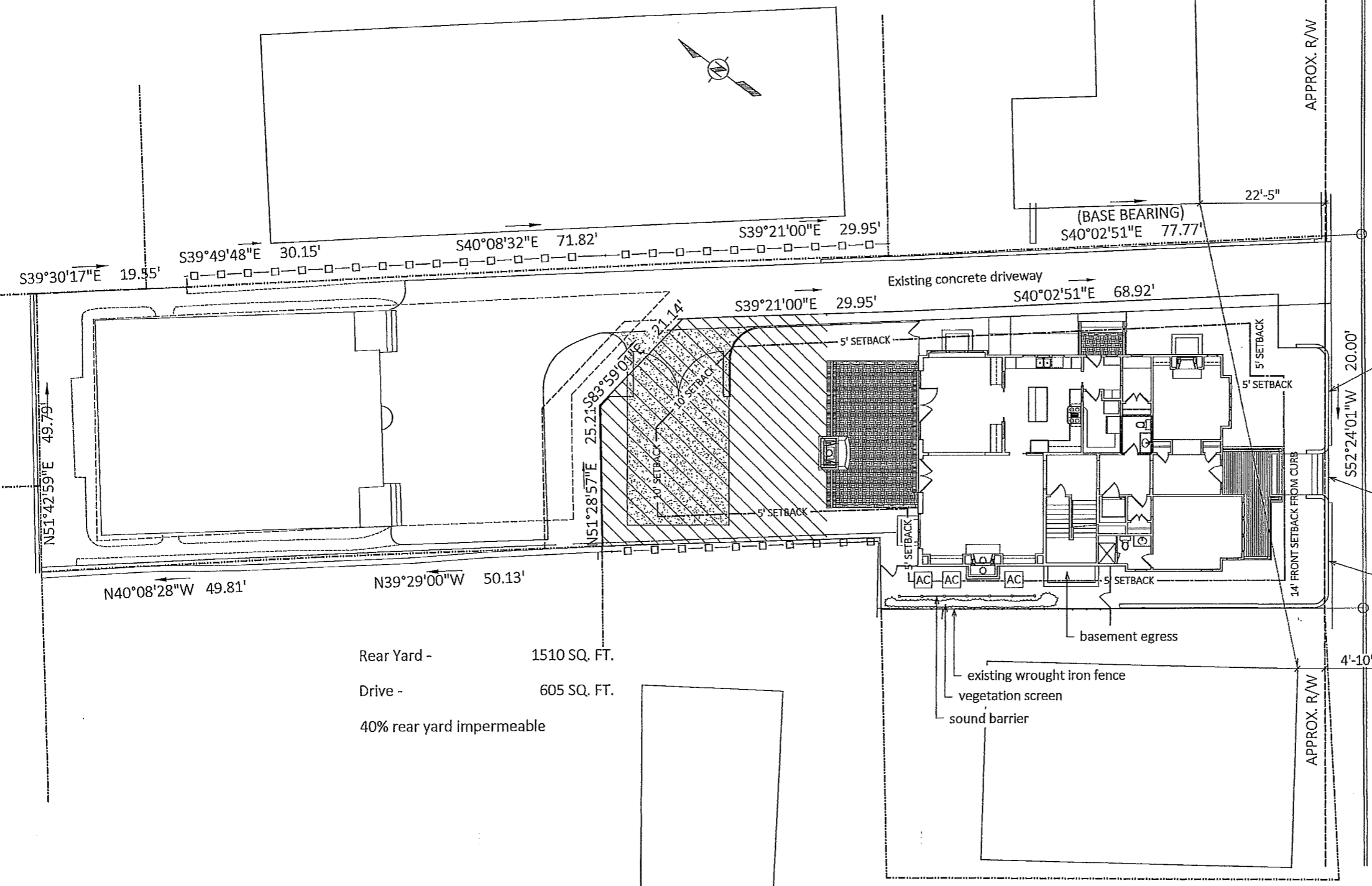
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Historic Fourth Ward Infill Project:

Alston Residence
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Charlotte, NC 28202

02.02.2016

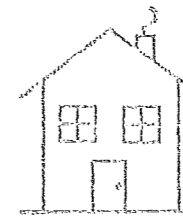
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Rear Yard - 1510 SQ. FT.
Drive - 605 SQ. FT.
40% rear yard impermeable

Site Plan

Scale: 1" = 20'-0"

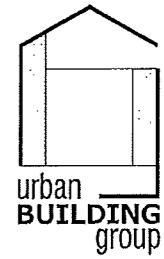


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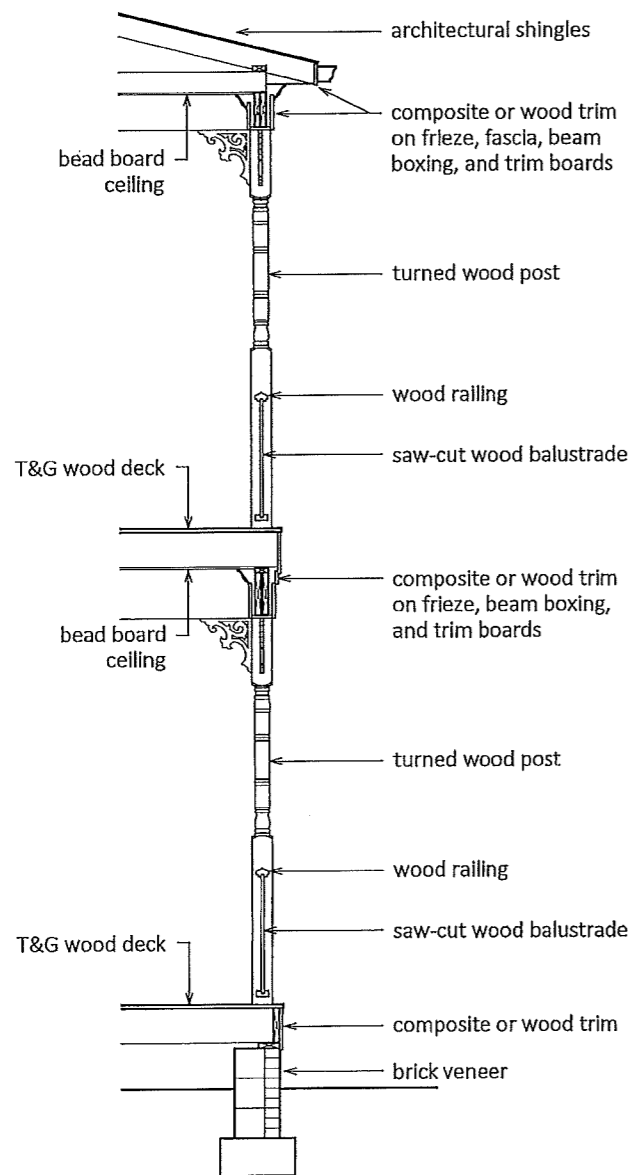
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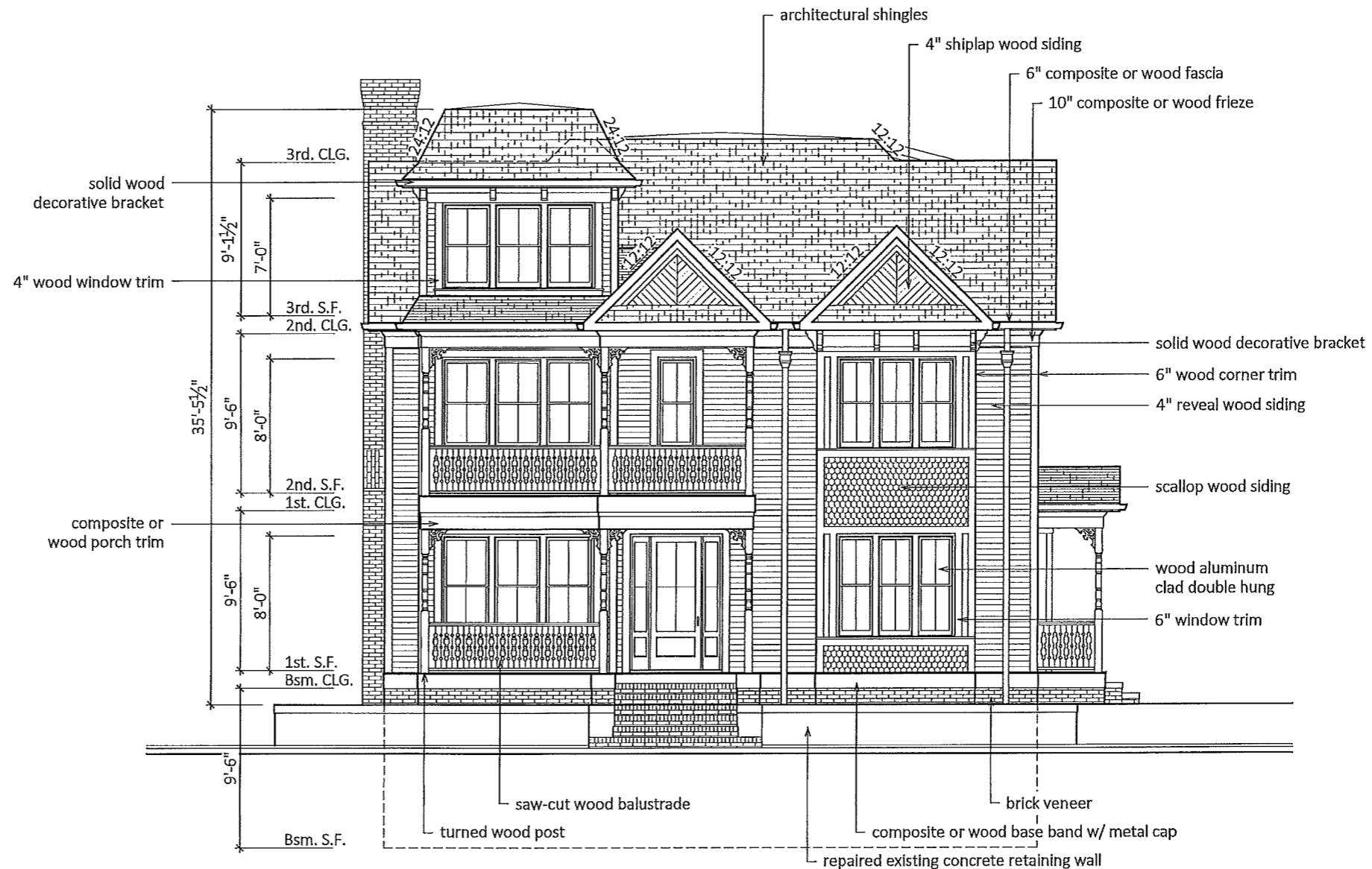
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Front Porch Detail

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



Front Elevation

Scale: 1/8" = 1'-0"

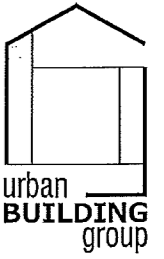
Note: If used all composite trim will be field painted.



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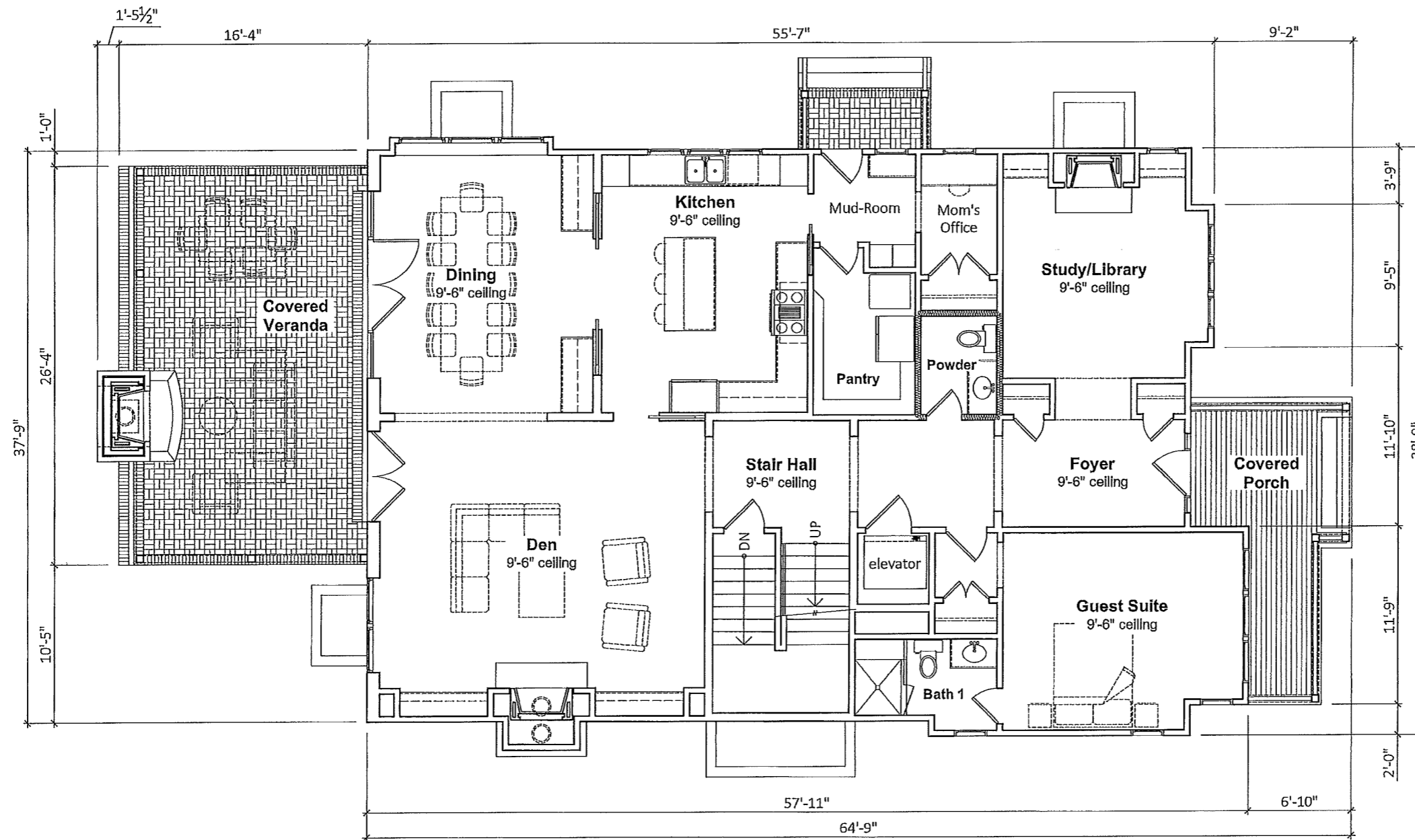
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1st. Floor Plan

Scale: 1/8" = 1'-0"

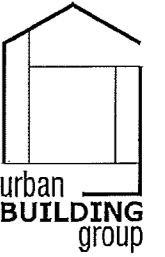


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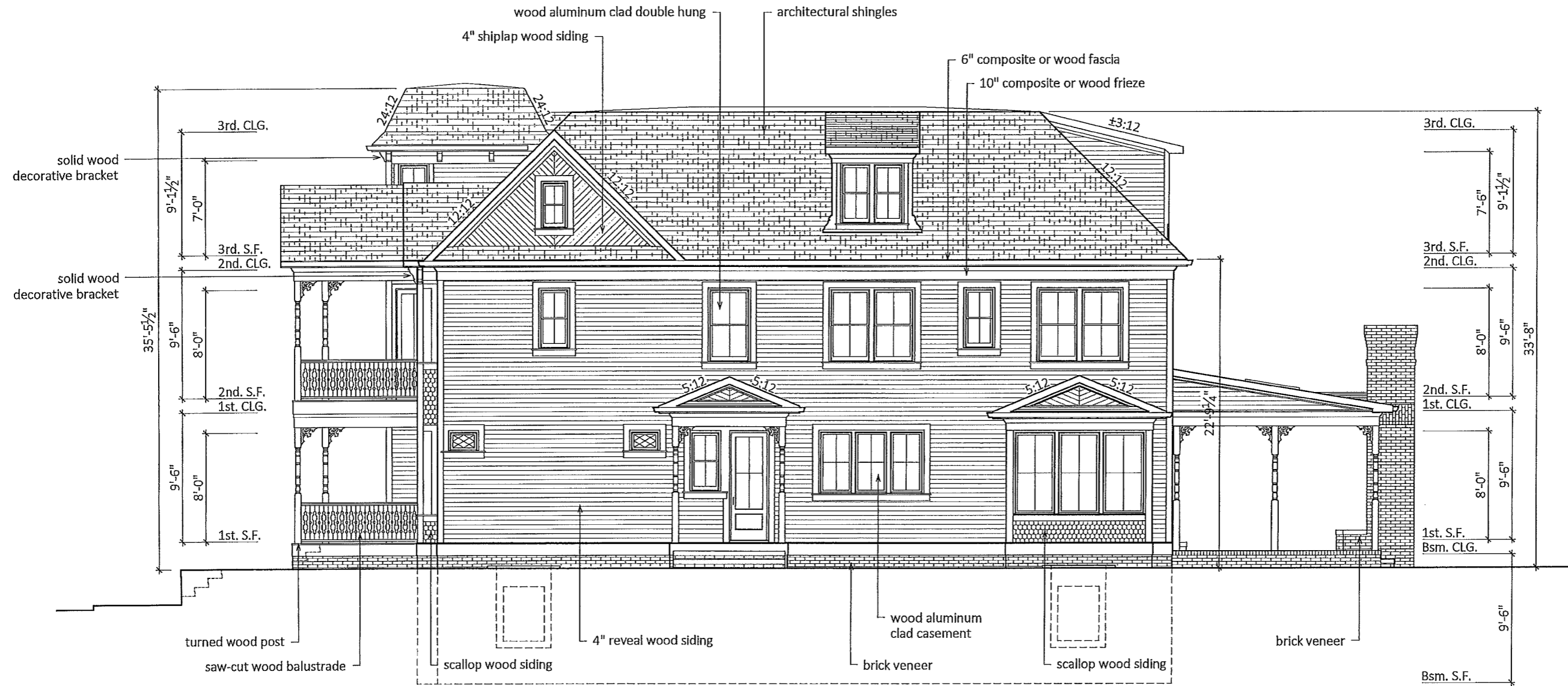
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Right Side Elevation

Scale: 1/8" = 1'-0"



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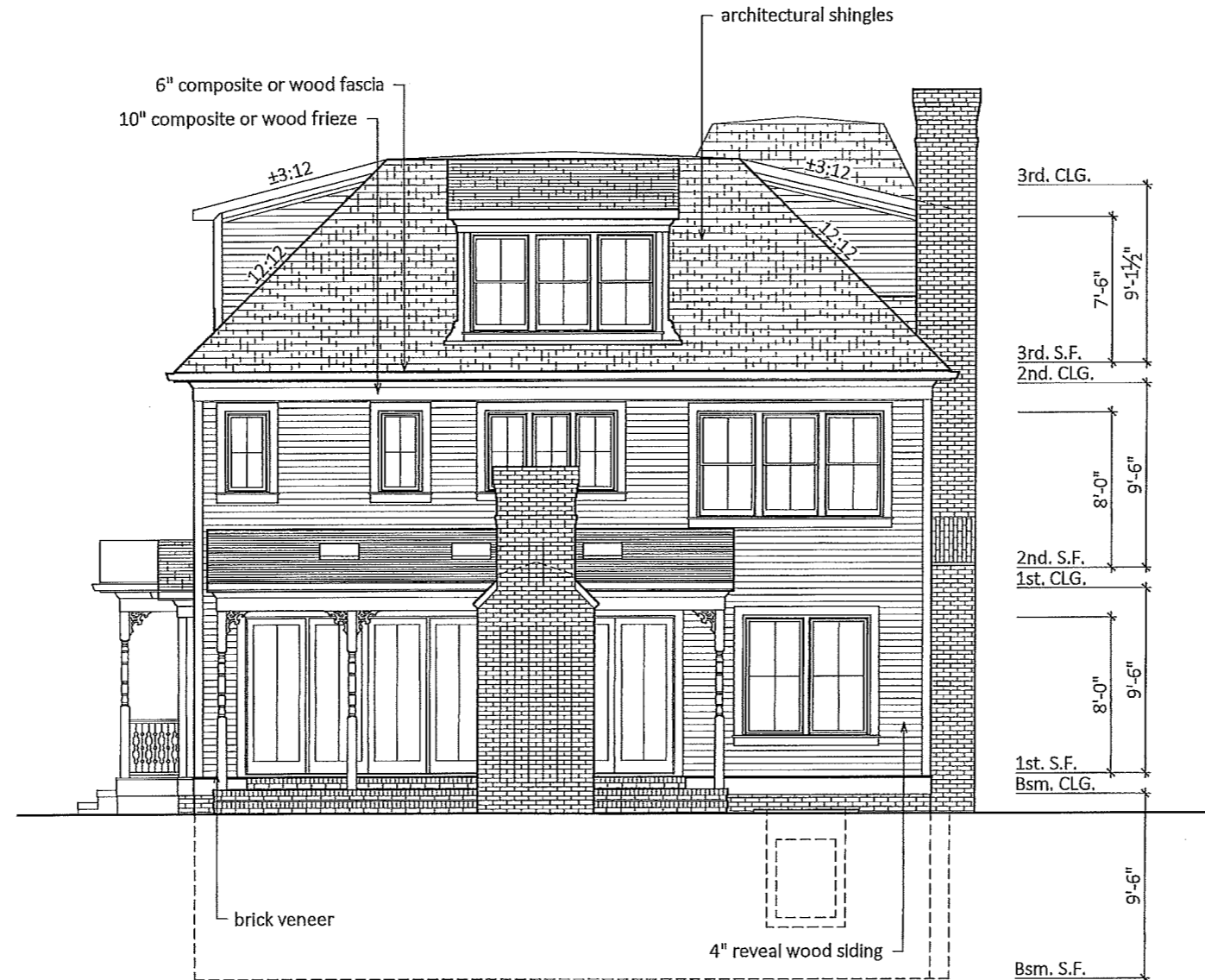
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Rear Elevation

Scale: 1/8" = 1'-0"

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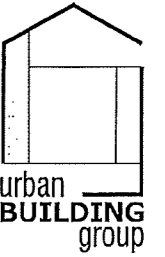


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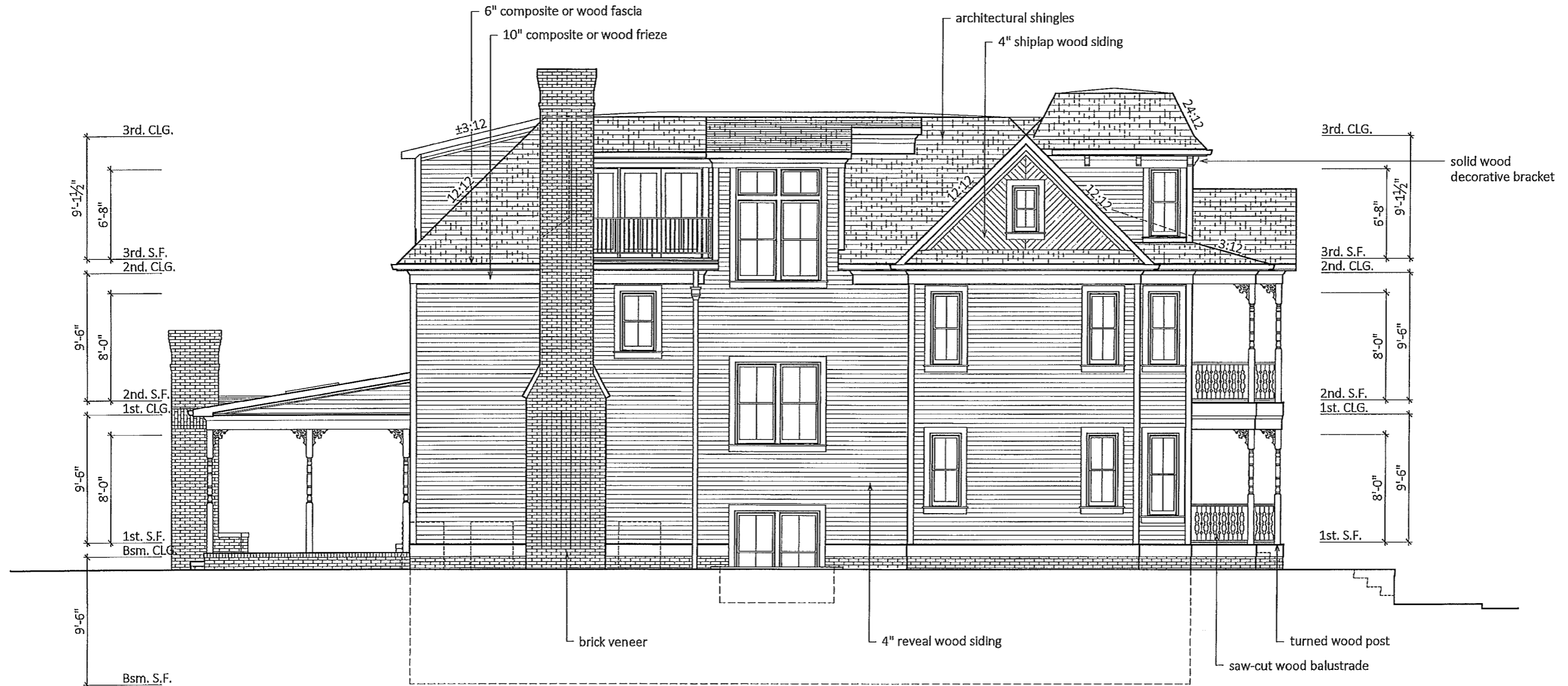
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Left Side Elevation

Scale: 1/8" = 1'-0"