



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2017-00527

**DATE:** 22 August 2017

**ADDRESS OF PROPERTY:** 301 West Kingston Avenue

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11907912

**OWNER(S):** Peter Navarro

**APPLICANT:** Smitha Ballyamanda

**DETAILS OF APPROVED PROJECT:** Replacement windows and siding. All vinyl windows will be replaced with double-hung, wood windows, see attached exhibit labeled 'Window Replacement Plan – August 2017.' Wood trim with historically appropriate dimensions will be installed around all window openings, see attached exhibit labeled 'Window and Trim – August 2017.' New siding will be full wood lap siding with a 7" reveal and a smooth finish. A wood trim band will separate the first and second floors. Wood corner boards that sit approximately ¼" proud of the lap siding will be installed on all sides, including the rear addition, see attached exhibit labeled 'Siding Details – August 2017.' The use of any substitute material, including composite wood, fiber cement, etc., is not permitted for any siding, window, or trim components.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Replacement windows and doors
2. The applicable Policy & Design Guidelines for Building Materials - Wood (page 5.2) and Replacement Windows (4.14) have been met.

- 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.

  
James Haden, Chairman

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

  
Staff

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

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# Window Replacement Plan - August 2017

## Window Replacement Plans

1. Removal of all vinyl windows (shown on the images to the right)

2. Replace the vinyl windows with wood windows

3. Apply Wood Trim

Windows on the front of the house  
Total: 6



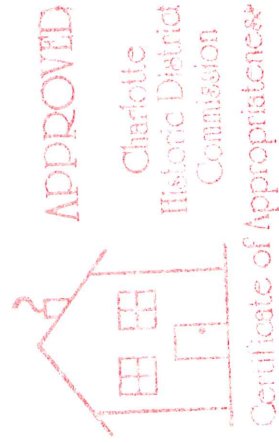
Windows on the posterior wall of the house  
Total: 3



Windows on the Left-side of the house  
Total: 6



Windows on the Left-side of the house  
Total: 6



# HDCADP-2017-00527



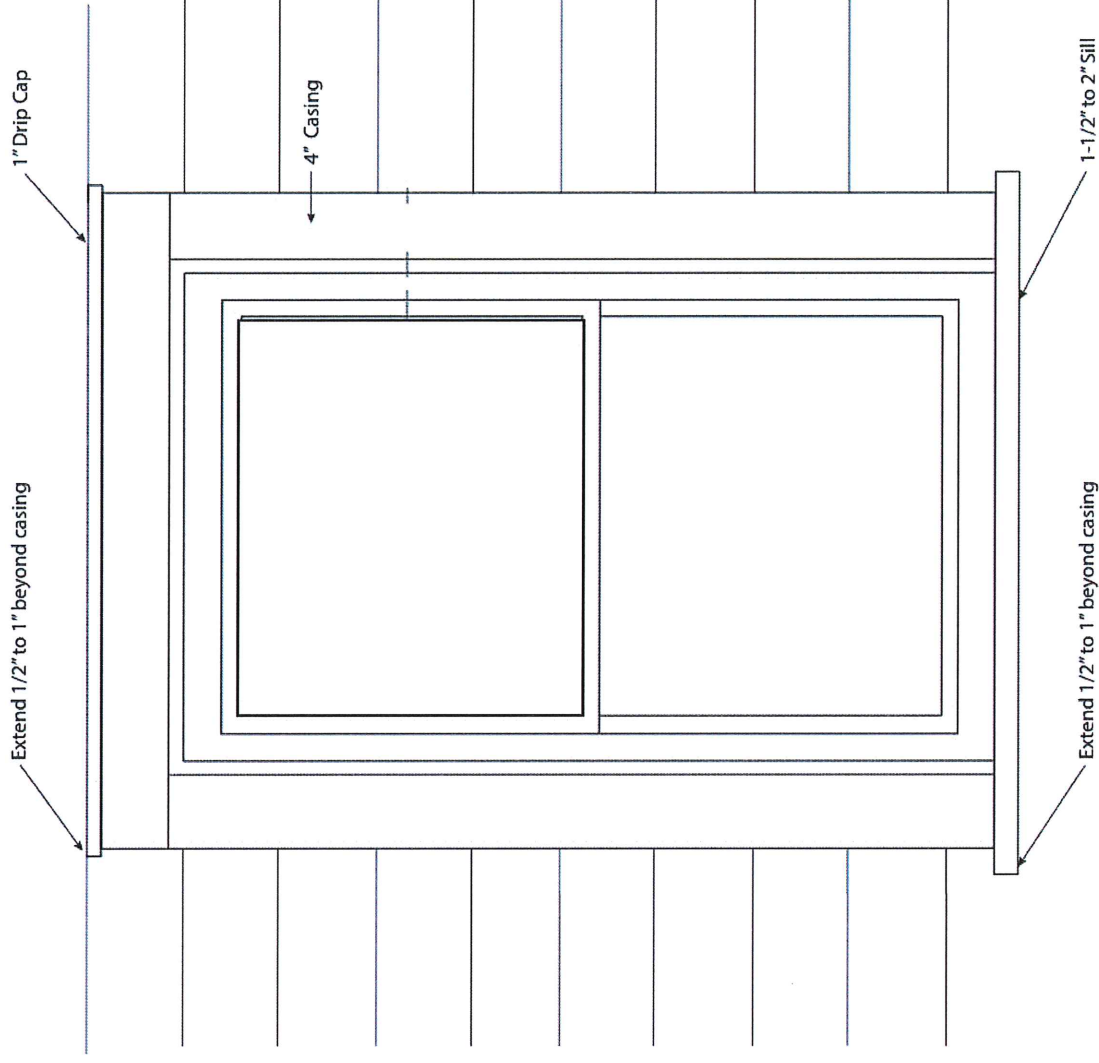
Window + Trim - August 2017

### Wood Trim in Relation to Siding:

- \*materials: wood
- \*plans to follow the given example per the HDC (see image to the right)



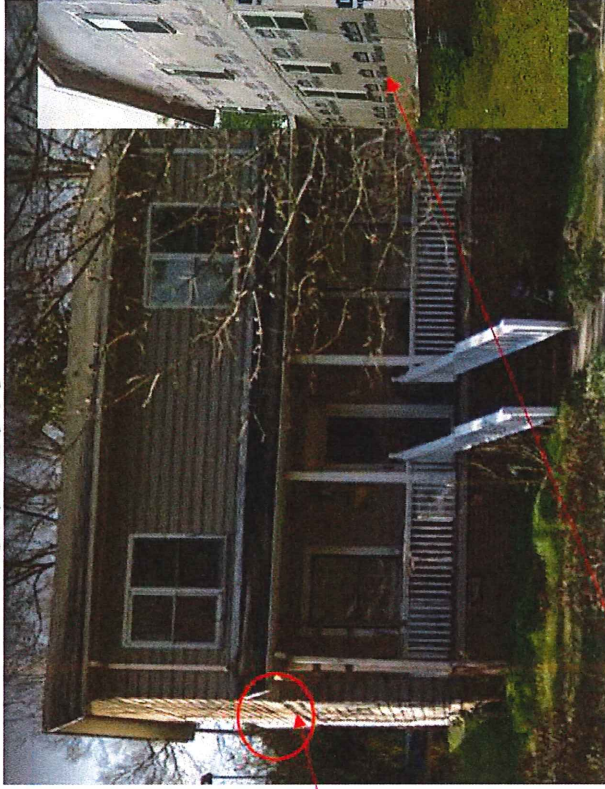
# HDCADMEU-2017-00527



For traditional designs the window should be recessed from the wall.

# Siding Details - August 2017

March 2016



June 2017



## Siding Replacement Plans

- A. Material: Cedar Wood Siding
- B. Siding Style:
  1. overlapped siding
  2. Flat board/Base plate to separate the 1<sup>st</sup> & 2<sup>nd</sup> floors on the main portion of the house on both sides of the house (similar to original)
  3. Siding will end with corner boards which will finish in front of the siding
- C. Location: siding will be applied to the entire house including the addition

## Examples of corner boards

