



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS – AMENDED

CERTIFICATE NUMBER: HDCADMRM-2017-00583

DATE: 4 October 2017

28 February 2018 – AMENDED

ADDRESS OF PROPERTY: 247 West Kingston Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11907910

OWNER/APPLICANT(S): Bradlee Johnson and Patrick Deely

DETAILS OF APPROVED PROJECT: The project is a new accessory building in the rear yard. The height of the new building is 23'-11 ¼" which is lower than the height of the primary structure. Materials are all wood including the lap siding, corner boards, trim, doors, etc. to match the primary structure. The foundation will be brick to match the primary structure. The new windows will be double-hung, aluminum clad with Simulated True Divided Light (STDL) exterior molded muntins a 6/1 pattern to match the primary structure. The new wood entry doors will also have 6 lights with STDL exterior molded muntins to match the windows. The garage doors will have a wood look and a band of STDL windows at the top which will match the design of the windows and entry doors. The wood handrail along the stairs and second floor landing will have pickets that are centered on the top and bottom rail with an additional piece of trim on top. Construction of the accessory structure will meet all required setbacks. No tree removal is approved and all existing trees on site will be protected during construction. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Accessory Buildings (page 8.9) 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

600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

FAX: (704)-336-5123



reaching quiet

ISSUE FOR Revision

ISSUE DATE: 02/26/18

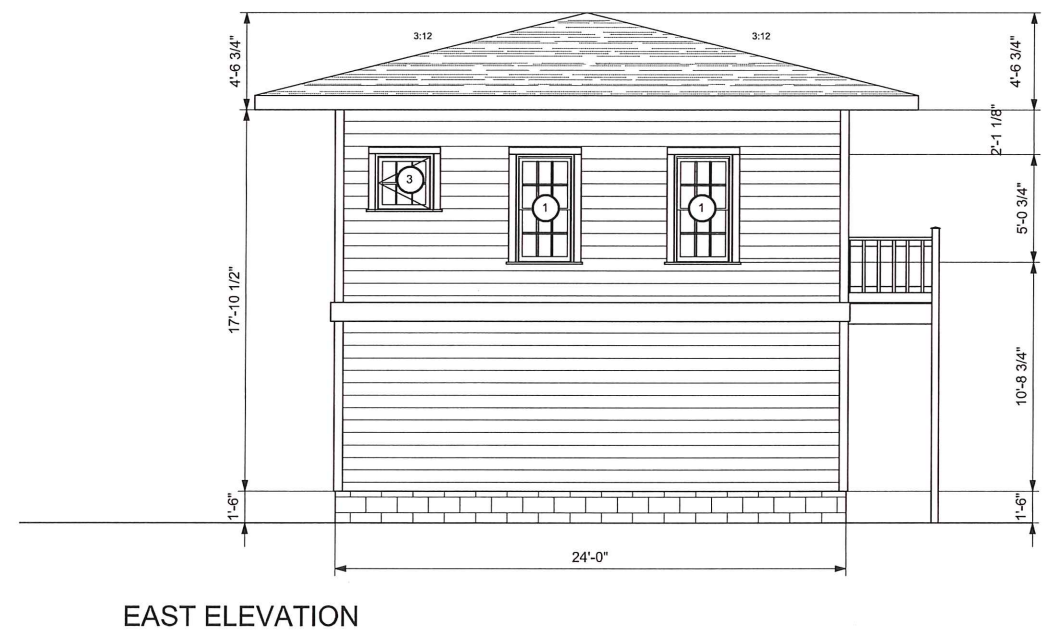
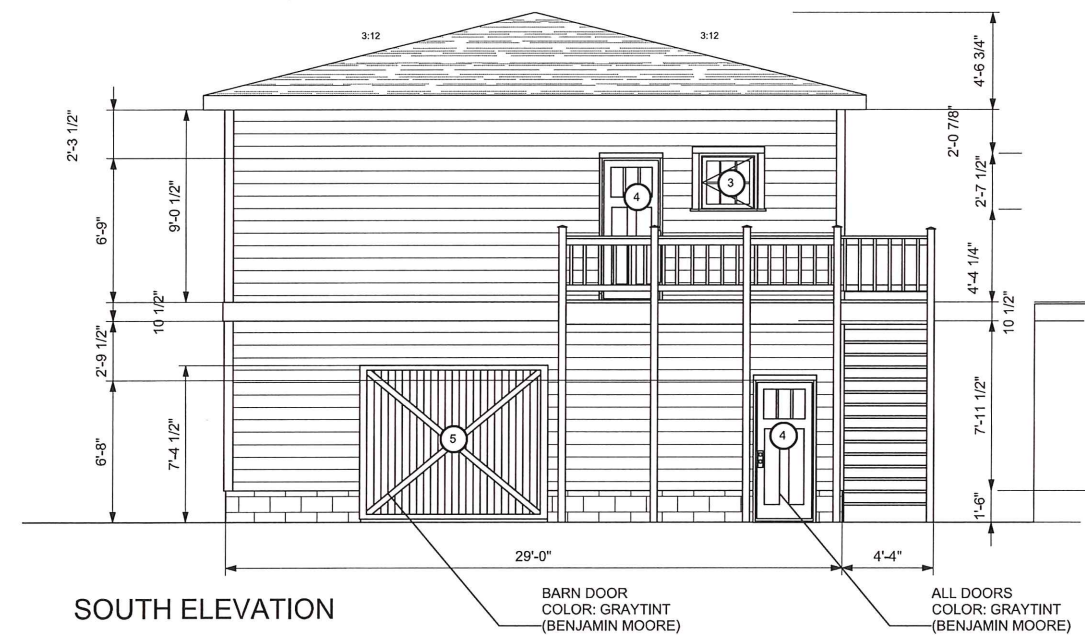
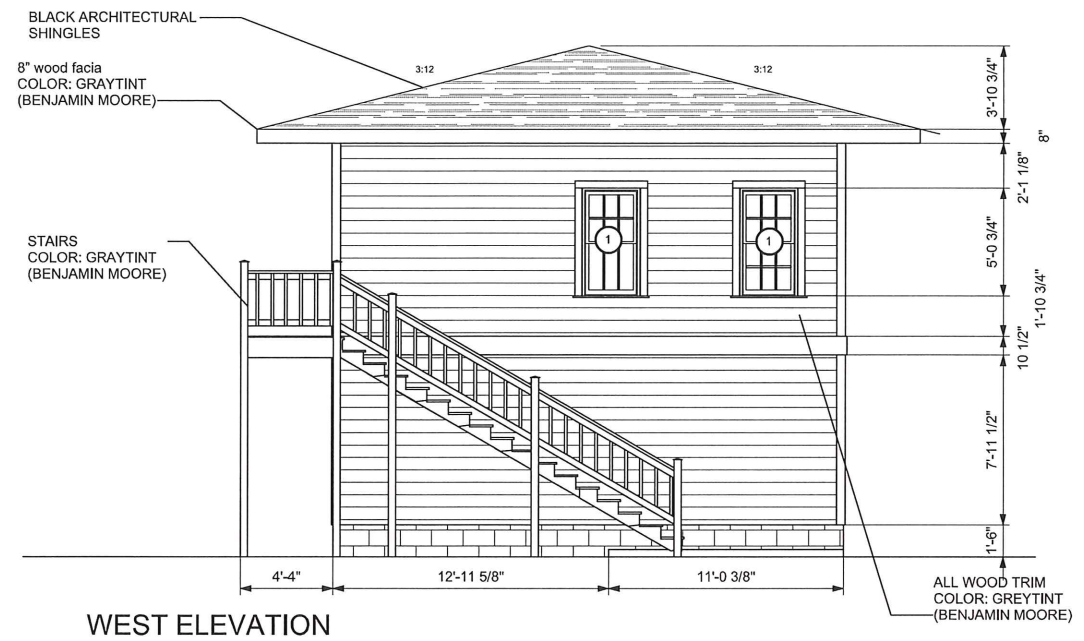
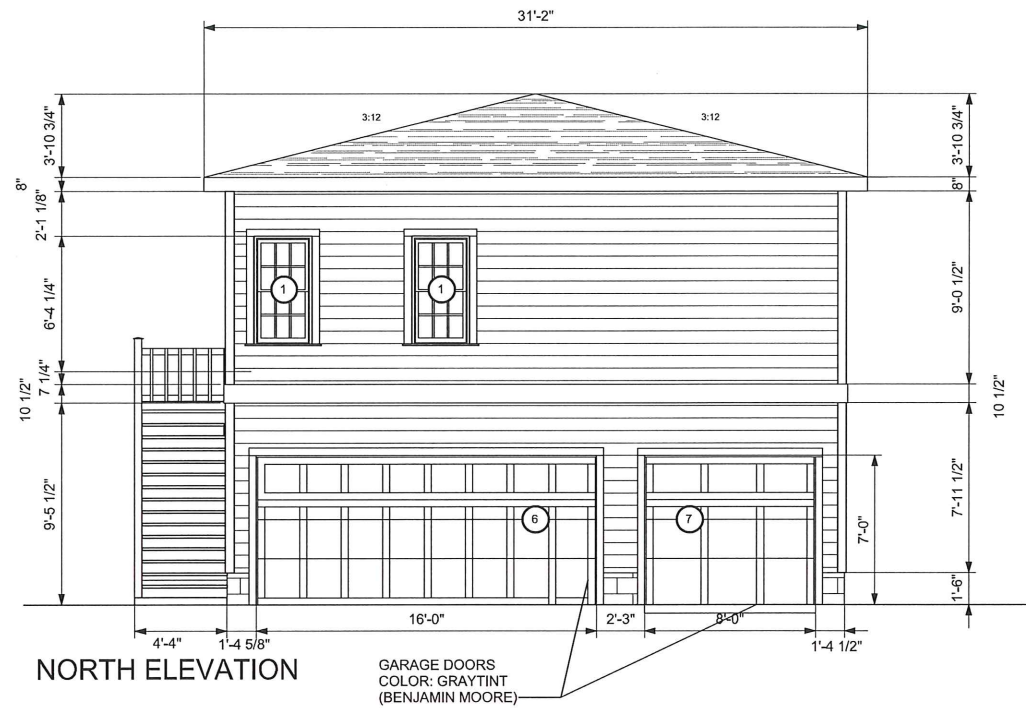
REVISIONS
DATE
This drawing and the design shown are the property of Reaching Quiet Design, LLC. Reproduction, copying or other uses of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

PROJECT
247 West Kingston Ave
Charlotte, NC 28203
CLIENT
Deely/Johnson

DRAWN BY
eric boyd
DESCRIPTION
Elevations
SCALE
1/4" = 1'

RQ STUDIO
1449 South Church St.
Charlotte, NC 28203
O:704.377.6304
info@reachingquiet.com

A-4



WINDOW/DOOR SCHEDULE: Sierra Pacific (wood/aluminum)

CODE	TYPE	MODEL	RO DIMENSIONS (WXH)
1	DOUBLE HUNG	C-DHC-3660	36 3/4" X 60 3/4"
3	CASEMENT	C-WC-3030	30 3/4" X 30 3/4"
4	ENTRY DOOR	TBD	32"x80"
5	BARN DOOR	TBD	80"x80"
6	GARAGE DOOR	TBD	8'X7'
7	GARGAE DOOR	TBD	18'X7'

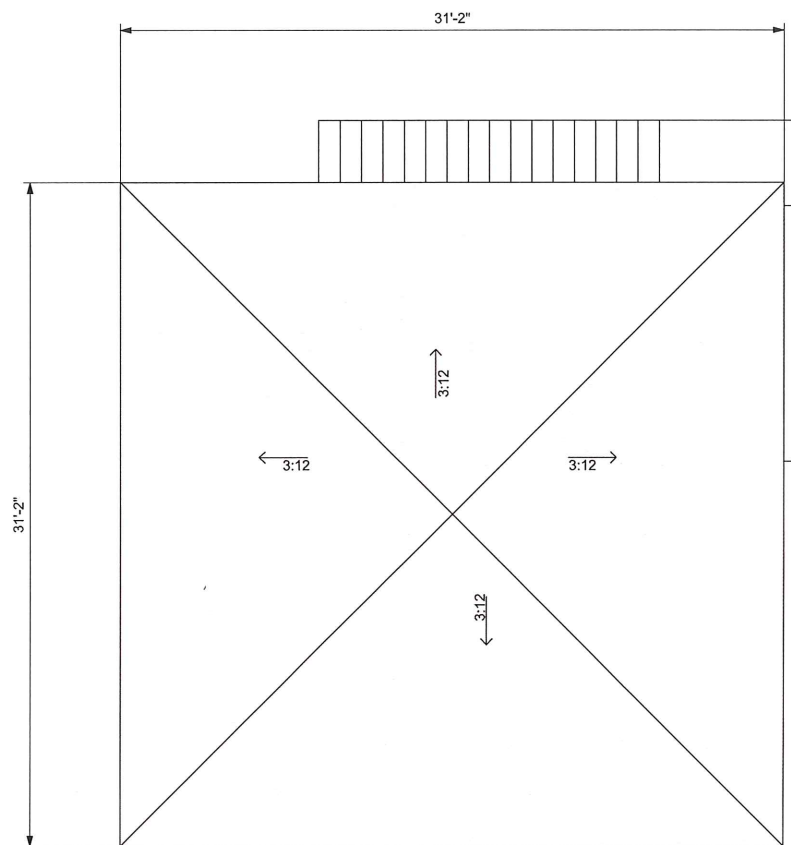


#HDCADMRM - 2017-00583

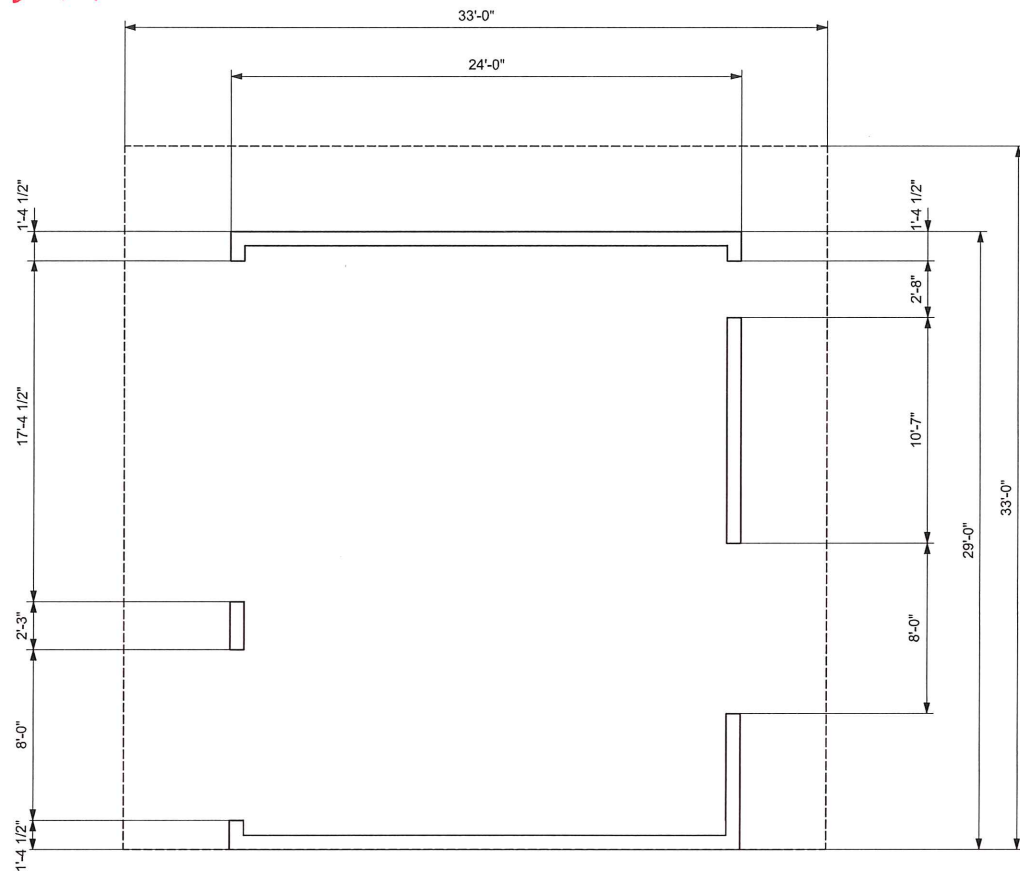


Certificate of Appropriateness

#HDCADMRM-2017-00593



GARAGE ROOF PLAN



GARAGE FOUNDATION PLAN



reaching quiet

ISSUE FOR Revision

ISSUE DATE: 02/26/18

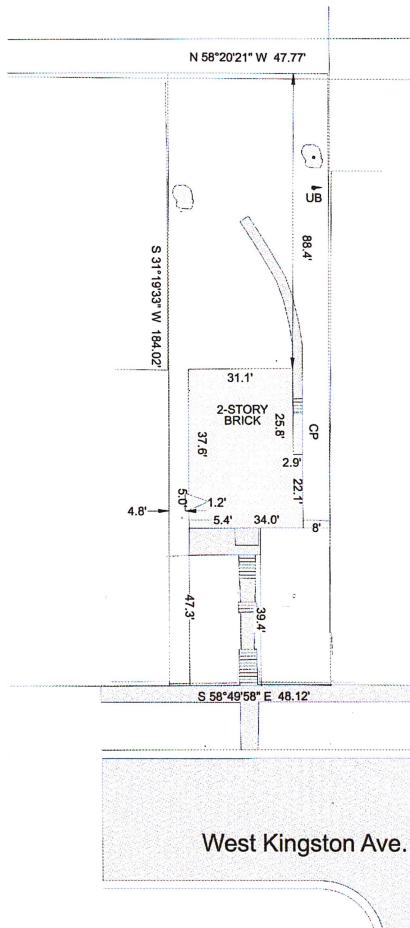
REVISIONS
DATE
This drawing and the design shown are the property of Reaching Quiet Design, LLC. Reproduction, copying or other uses of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

PROJECT
247 West Kingston Ave
Charlotte, NC 28203
CLIENT
Deely/Johnson

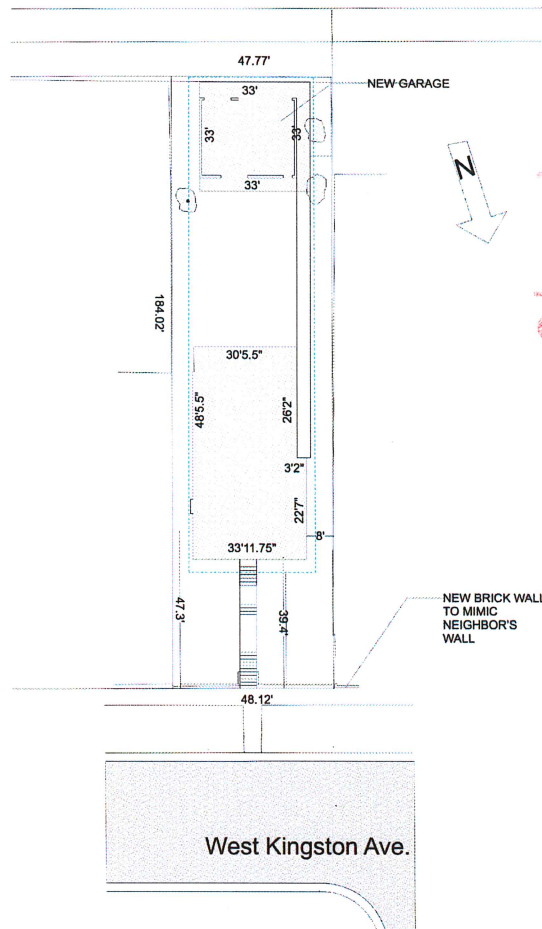
DRAWN BY
eric boyd
DESCRIPTION
Roof/Foundation Plans
SCALE
1/4" = 1'

RQ STUDIO
1449 South Church St.
Charlotte, nc 28203
O:704.377.6304
info@reachingquiet.com

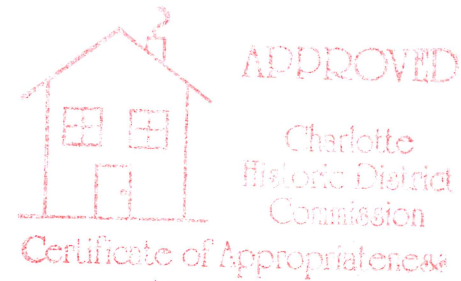
S-1



EXISTING SITE PLAN



PROPOSED SITE PLAN



#HDCADMM-2017-00583

RESIDENCE CALCULATIONS

TOTAL PROPOSED HEATED AREA
HOUSE: 3890 SQ FT
GARAGE: 696 SQ FT

TOTAL PROPOSED UNHEATED AREA
HOUSE: 419 SQ FT.
GARAGE: 419 SQ FT.

REAR YARD PERMEABILITY CALCULATIONS

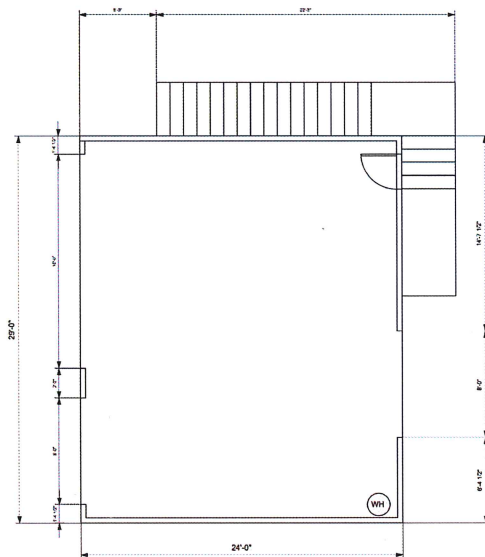
REAR YARD AREA: 3885 SQ FT.
GARAGE FOOTPRINT: 696 SQ FT.
IMPERVIOUS AREA AT REAR YARD: 2632 SQ FT.
TOTAL PERMEABLE AREA AT REAR: 2598 SQ FT.

OPEN SPACE CALCULATIONS PER ZONING

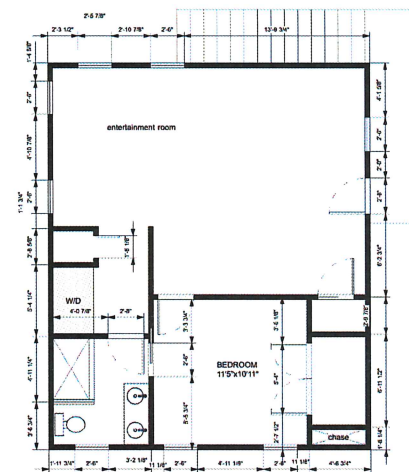
TOTAL AREA OF SITE: 8896 SQ. FT.
PROPOSED HOUSE ADDITION: 2080 SQ FT.
FOOTPRINT OF GARAGE: 696 SQ FT.

TOTAL OPEN AREA OF SITE: 6120 SQ. FT.
PERCENTAGE OF OPEN SPACE: 69%

reaching quiet	
ISSUE FOR: Construction ISSUE DATE: 08/21/17	
REVISIONS	DATE
The drawings and any design shown on the property of Reaching Quiet Design, LLC. Reaching Quiet Design is not responsible for any errors or omissions in the drawings and any design shown on the property of Reaching Quiet Design, LLC.	
PROJECT 247 West Kingston Ave Charlotte, NC 28203	CLIENT Deely/Johnson
DRAWN BY eric boyd	DESCRIPTION site plan
SCALE 1/8" = 1'	
RQ STUDIO 1448 South Church St. Charlotte, NC 28203 0704.377.6304 info@reachingquiet.com	
A-2	



GARAGE 1ST FLOOR



GARAGE 2ND FLOOR



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADMRM-2017-00583



reaching quiet

ISSUE FOR CONSTRUCTION

ISSUE DATE: 08/20/17

DATE

REVISIONS

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

RQ STUDIO
1449 South Church St.
Charlotte, NC 28203
0704.377.6304
info@reachingquiet.com

A-3

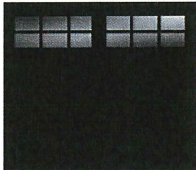
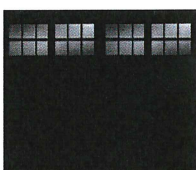


320 Sycamore * Wauseon, OH 43567

Drawing Summary

Date: 9/27/2017
Quotation #: Q-650119
Quote Name: Q-650119
Job Name: None

Name:
Phone:
Address:

<u>Item</u>	<u>Qty</u>	<u>Description</u>	<u>Reference</u>	<u>Configuration #</u>
1	1	COMPLETE DOOR; 8'-0" X 7'-0" 4-2 921L; CARRIAGE BLACK BLK; 10K TORSION 15" STD 2 BRKT WOOD; SECTION 4 - ALL; 1/2" 6-PANE INSULATED TEMPERED; 1" TUBE; 11-BALL NYLON; 1- 2x2 E Strut; TRK BRKT LOOSE; SPRING LOOSE;		C-1011600-W Door Drawing Track Drawing Torsion Spring Drawing
2	1	COMPLETE DOOR; 16'-0" X 7'-0" 4-4 921L; CARRIAGE BLACK BLK; 10K TORSION 15" STD 2 BRKT WOOD; SECTION 4 - ALL; 1/2" 6-PANE INSULATED TEMPERED; 1" TUBE; 11-BALL NYLON; 3- 2x2 E Strut; TRK BRKT LOOSE; SPRING LOOSE;		C-1011604-W Door Drawing Track Drawing Torsion Spring Drawing

