



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM 2017-00734

**DATE: 29 December 2017
Amended 9 January 2018**

ADDRESS OF PROPERTY: 900 East Boulevard

TAX PARCEL NUMBER: 121.081.11

HISTORIC DISTRICT: Dilworth

APPLICANT: Blair Farris on behalf of owners the Cappizis

DETAILS OF APPROVED PROJECT: Fence. A fence will be installed along the rear property line. Linear slats will be installed between substantial uprights (or if not butt joined, faced with a batten on the one side to create the look of butt joined panels where the uprights read as a pattern on both sides). Panels will have a visible spacing between the horizontal slats – either equidistant or in a spacing pattern. Height will be measured from the grade on the adjacent property side. Height will be six feet along the side of the adjacent house, and drop to five feet in line with the porch of the adjacent house, then drop to four feet in the two panels closest to the City sidewalk. A small (24”) masonry retaining wall will complete the corner of the business drive alley way/adjacent property front corner. Both sides of the fence will be the same and painted or stained. Pavement to the left front will be shortened from the rear to create another parking space. A Ginkgo tree will be removed on the parking side of the front and a Maple will be planted in the space. Blue stone pavers will be added in front and form a sidewalk out to the steps at the City sidewalk and as stepping stones to the parking on the side of the building. Dumpster will be screened with fence to match new fencing. See exhibit labeled ‘Site Plan 9 January 2018’.

Applicable ***Charlotte Historic District Guidelines Fences 8.6 and Landscaping***

6. The structural members of any fence must face inward to the property being fenced. Fences where the structural members are an integral part of an overall design, and where both sides of the proposed fence are identical are allowed.
7. Wooden fences must be painted or stained to complement the historic character of the street.
9. Fencing must avoid any style that presents a long unbroken expanse. Fences with horizontally-oriented rails should be of a design that incorporates vertical trim or structural members to break up long expanses.

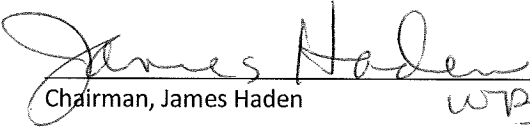
Applicable ***Charlotte Historic District Guidelines Landscaping and Yards 8.4***

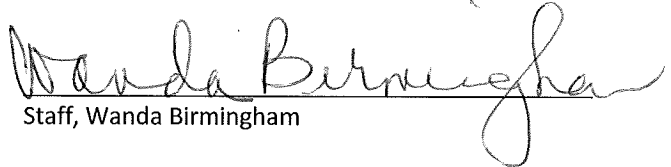
9. Use hardscape materials that complement the historic structure and property.

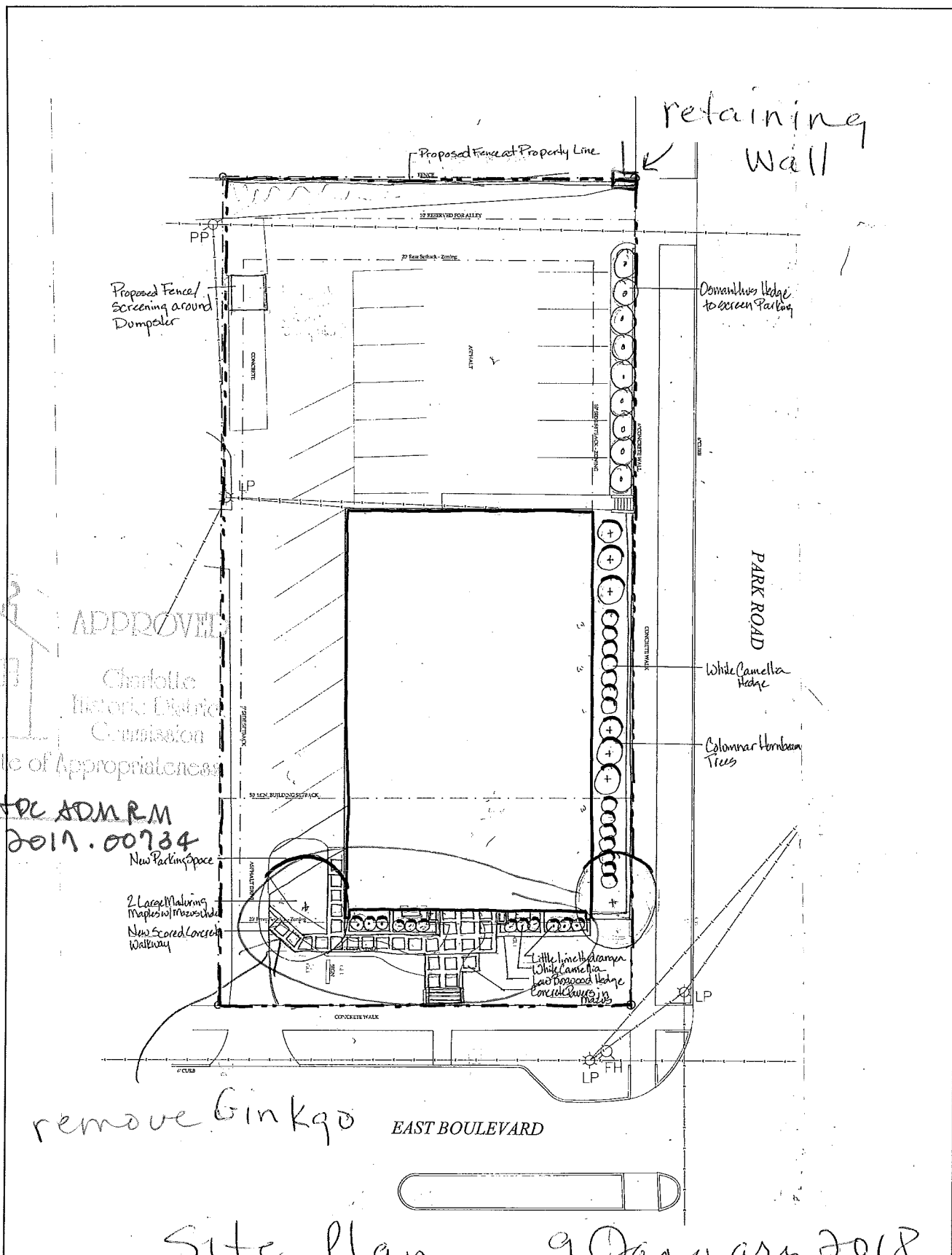
➤ This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the Charlotte Historic District Design Guidelines.

- 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.

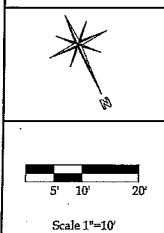
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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 WJB


Staff, Wanda Birmingham



Site Plan 9 January 2018



blair farris designs
 master planning + gardens + hardscapes
 704-737-1618 + 1919 Kensal Court Charlotte NC 28214 • blairfarris@mac.com
 Cappizi, MD
 900 East Boulevard 28203
 Master Plan

November 2017 -
 Schematic Master Plan