



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDC ~~RMI~~ 2017 00752

DATE: 29 January 2018

ADDRESS OF PROPERTY: 516 East Kingston Avenue

7 September 2018 - AMENDED

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 123.084.14

APPLICANT: Joshua Masters of Don Duffy Architecture on behalf of owners the Harris'

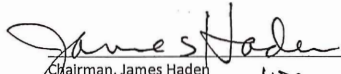
DETAILS OF APPROVED PROJECT: Rear Addition. Existing rear facing gable and upper shed additions will be removed. New rear addition will consist of a rear facing gable above, a hipped transition down to a one story rear facing gable on the first floor. New addition will tie at the existing cross gable ridge. Materials (including siding, roofing, windows and doors, foundation, trim, etc.) and details (including soffit/fascia treatment, overhang, brackets, window configuration, etc.) will match existing. See exhibits labeled 'Front and Left Elevations January 2018' and 'Rear and Right Elevations January 2018' and 'Site Plan January 2018' and '% Calculations January 2018'. The project also includes a new 8' wide concrete driveway which will be run to the back of the original house, and a new wood fence/gate at the end of the drive. Fence/gate height is not to exceed 5' in height, with the exception of any decorative elements atop the uprights which may extend a reasonable proportional amount. See exhibit labeled 'Site Plan - September 2018'. Applicable *Charlotte Historic District Design Guidelines* Additions 7.2

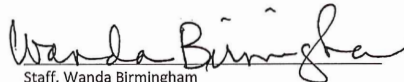
7. Additions that are neither taller nor wider than the existing building and increase the building's square footage 50% or less are typically eligible for administrative approval.

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


Staff, Wanda Birmingham

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

% calculations
January 2018

From: Joshua Masters [mailto:joshua@donduffarchitecture.com]
Sent: Wednesday, January 24, 2018 12:02 PM
To: Birmingham; Wanda
Cc: Don Duffy
Subject: RE: 516 East Kingston Avenue

First floor existing square footage, 1,579 SF
New Heated Square Footage (1st flr), 766 SF
Porches Square Footage, 132 SF

Second Floor existing square footage 1,101 SF
New heated Square Footage (2nd flr) 3,095 SF

Total Existing 2,680 SF
Total New 1,075

Rear Yard SF 3,817
New Impervious SF 1,124 = 26%

1

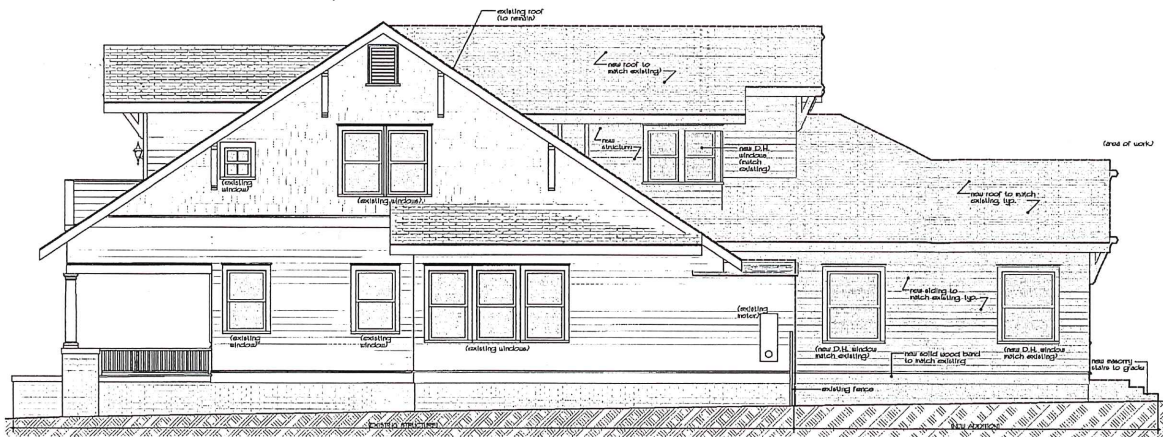


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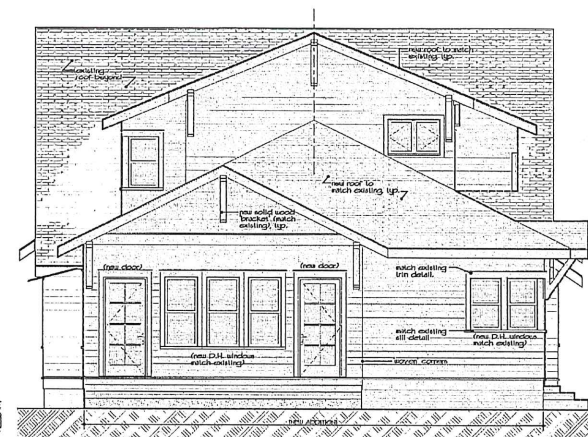
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Harris Residence
516 E. Kingston Ave
Charlotte, NC



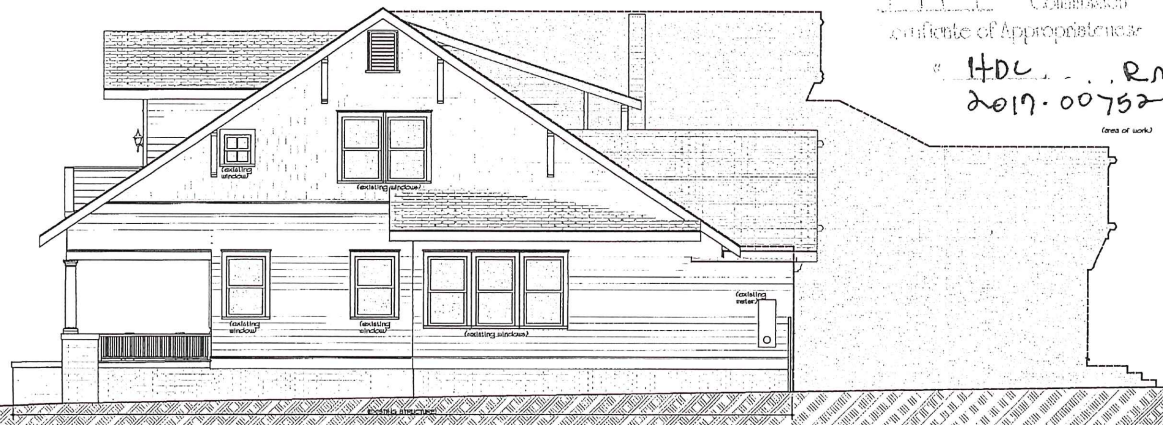
4
A2.2
PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3
A2.2
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



1406... RMI
2017-00752



2
A2.2
EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1
A2.2
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

Rear and Right
Elevations January 2018

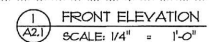
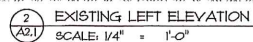
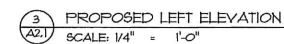
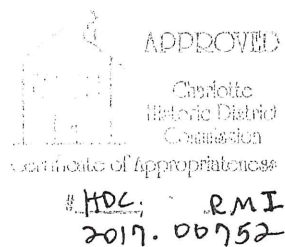
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NOT FOR CONSTRUCTION

DonDuffy
Architecture

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Charlotte, NC 28207
(p) 704 - 358 - 1878
(f) 704 - 358 - 1721
www.donduffyarchitecture.com

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Date:	
Revisions:	
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Front and Left —
Elevations January 2019

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516 E. Kingston Ave
Charlotte, NC

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Date: _____

■ Revisions:

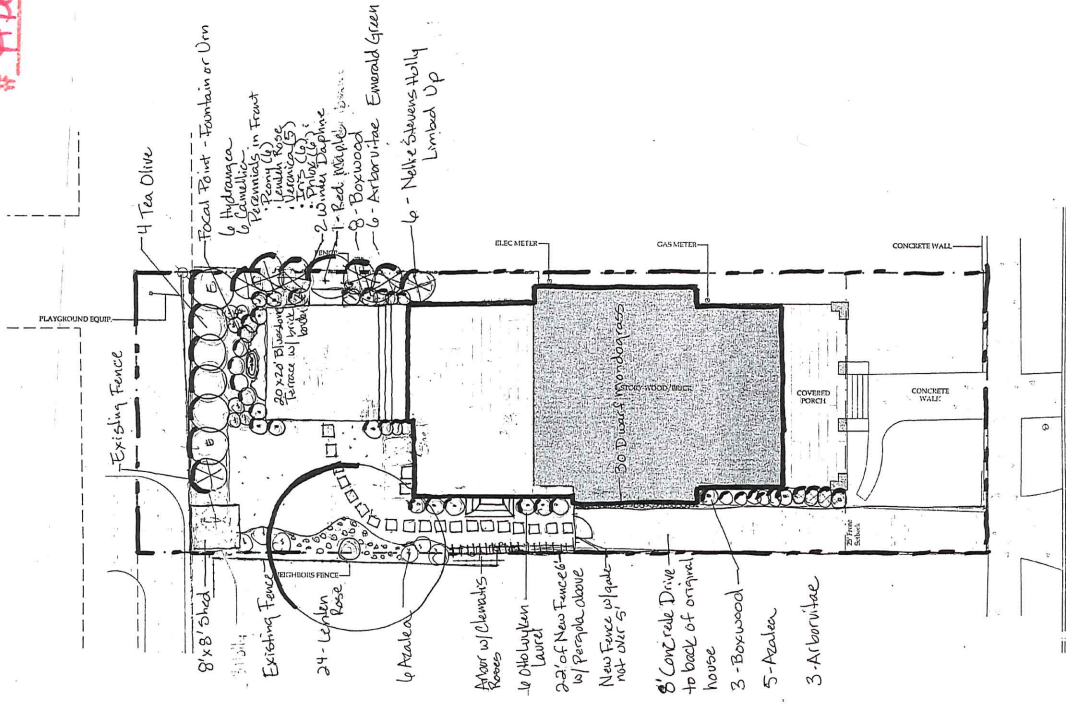
■ Drawn By:

■ Sheet: **A2.1**
Harris Residence

APPROVED

Charlotte
Historic District
Commission
Certificate of Appropriateness

HPCent-2017-00752



East Kingston Avenue

60' PUBLIC R/W



Scale 1"=10'



blair farris designs
master planning + gardens + hardscapes
704-737-1618 + 1919 Kensal Court Charlotte NC 28211 + blairfarris@mac.com

Harris Residence
516 E Kingston Ave, Charlotte, NC 28203

Master Plan

July 2016 -
Schematic Master Plan
Design Development
April 2018
Master plan
August 2018