



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS -AMENDMENT

CERTIFICATE NUMBER: HDCADMRM-2018-00662

DATE: 20 March 2019
12 April 2019-Amendment

ADDRESS OF PROPERTY: 429 West Boulevard

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 08119606

OWNER/APPLICANT(S): Elizabeth Griffin

DETAILS OF APPROVED PROJECT: The project is a rear addition, located to the left of the main structure, that is no taller or wider than the original building. The new addition footprint measures approximately 21'-4" x 12'-0" and will tie-in beneath the existing ridge. The siding will be horizontal wood lap with a 0'-6" exposure. All corner boards, trim and roof details will be wood with a brick foundation. One window from the original rear elevation will be removed. The second window from the original rear elevation will be repaired and relocated to the rear of the new addition. On the left-side of the new addition, a new wood-clad window will be added with Simulated True Divided Lights (STDL) in a 6/1 to match existing. On the right-side of the new addition, a wood-clad door with STDL windows in a 9/1 will be added. As well as, a two-way brick step(s) and a 0'-10" square wood column with simple caps. The roof on the addition will be architectural shingles to match existing. This project also includes a new pathway from the end of the existing driveway to the new rear entrance. Post-completion the rear yard impermeable space will be 0.06%. See attached exhibit labeled "Plans – March 2019"

AMENDMENT: New driveway, pathways and fence. A new wood fence and gates will be installed along the rear yard and extent down the left side to match the existing right side. The new fence & gate will be wood with panels of vertical pickets butt-joined to substantial uprights and capped along the top and bottom. The fence & gate will not exceed six feet in height with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. All framing members of the fence/gate will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence/gate will be painted or stained after an appropriate curing period. The driveway will be made-up of twin parallel paved concrete strips [2' wide] with a 3' center of grass or gravel. The driveway is located along the right side of the structure and will have a planting strip, of no less than 6"-12" wide, between the driveway and house. This project also includes a secondary brick paver pathway. The secondary pathway will linearly intersect the driveway and existing sidewalk. An additional pathway will extend from the top of the driveway, behind the fence, to the rear door. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.9.
2. This application is in compliance with the Policy & Design Guidelines for both Landscape & Site Features, page 8.4
3. ***If changes to the approved plans are needed, please contact staff as soon as possible. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.***

Continued on next page

- 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



Staff



EXISTING RIGHT-SIDE FENCE

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
HDCADMRM
2018 - 00662



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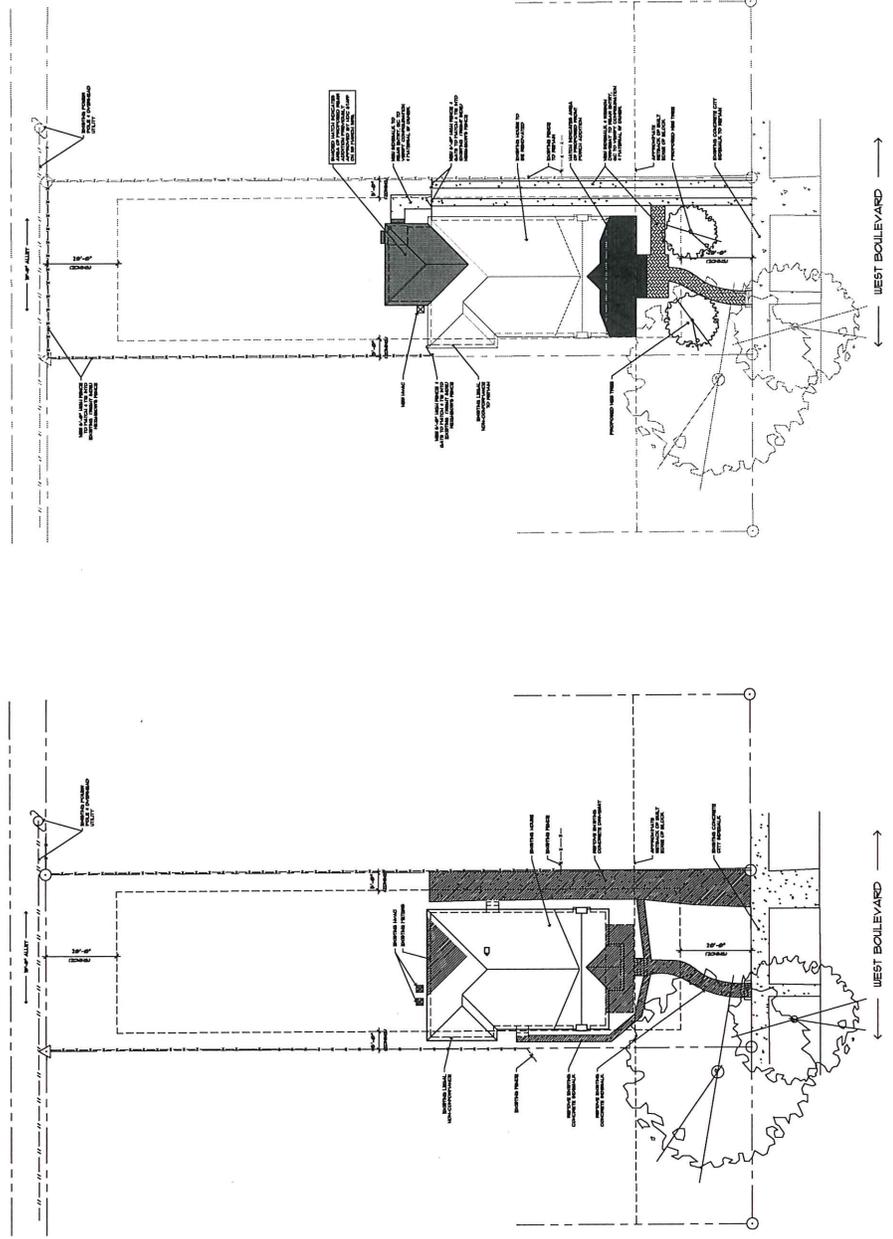
These plans are for general reference only. They are not to be used for construction without the approval of the architect. The architect shall be held responsible for the accuracy of the information provided herein. The architect shall not be responsible for the accuracy of the information provided by others. The architect shall not be responsible for the accuracy of the information provided by others. The architect shall not be responsible for the accuracy of the information provided by others.

PROGRAMS SET
NOT FOR
CONSTRUCTION

DATE: 11/15/18
REVISIONS:
1. 11/15/18: Initial Design
2. 11/15/18: Final Design
3. 11/15/18: Final Design
4. 11/15/18: Final Design
5. 11/15/18: Final Design
6. 11/15/18: Final Design
7. 11/15/18: Final Design
8. 11/15/18: Final Design
9. 11/15/18: Final Design
10. 11/15/18: Final Design

The Griffin Residence
Elizabeth Griffin
429 West Boulevard
Charlotte, NC 28203

EXISTING &
PROPOSED
SITE PLANS
A0.1



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

PROPOSED

EXISTING

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HDXADM12M
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Brick	Existing steel wall to remain
Concrete	New steel wall construction
Grill	Existing construction to be demolished
Tile - See Note	Existing construction to remain

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IDENTIFIED BY ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION.