

CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMA-2018-00217 **DATE:** September 11, 2018

ADDRESS OF PROPERTY: 601 West Boulevard and 541 W Worthington Avenue (South Site)

HISTORIC DISTRICT: Wilmore TAX PARCEL NUMBERs: 11907427 and 11907428

OWNER(S): James Scruggs, 601 Kingston LLC APPLICANT: Charles McClure

DETAILS OF APPROVED PROJECT: The project is the new construction of multi-family buildings on the subject parcels. Building heights vary depending on topography. Primary materials are brick and stone. Non-traditional fiber cement material is approved for use on the second floor balconies with a ¾" profile. Front setbacks along West Boulevard are equal to and greater than existing. The site sections A and B show the proposed changes to existing grade and relative building heights to adjacent structures. A retention pond is required for stormwater control. Trees to be removed and new trees are noted on the site plans. The approval waives the 365-Day Stay of Demolition on the subject properties.

This COA does not include the demolition single multi-family buildings or new construction on the north side of West Boulevard. While grade changes are designed with masonry, terraced retaining walls and metal fencing, the retaining wall material has not been finalized and is not included as part of this COA.

The project was approved by the HDC August 8, 2018.

- 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.

Jim Haden, Chairman

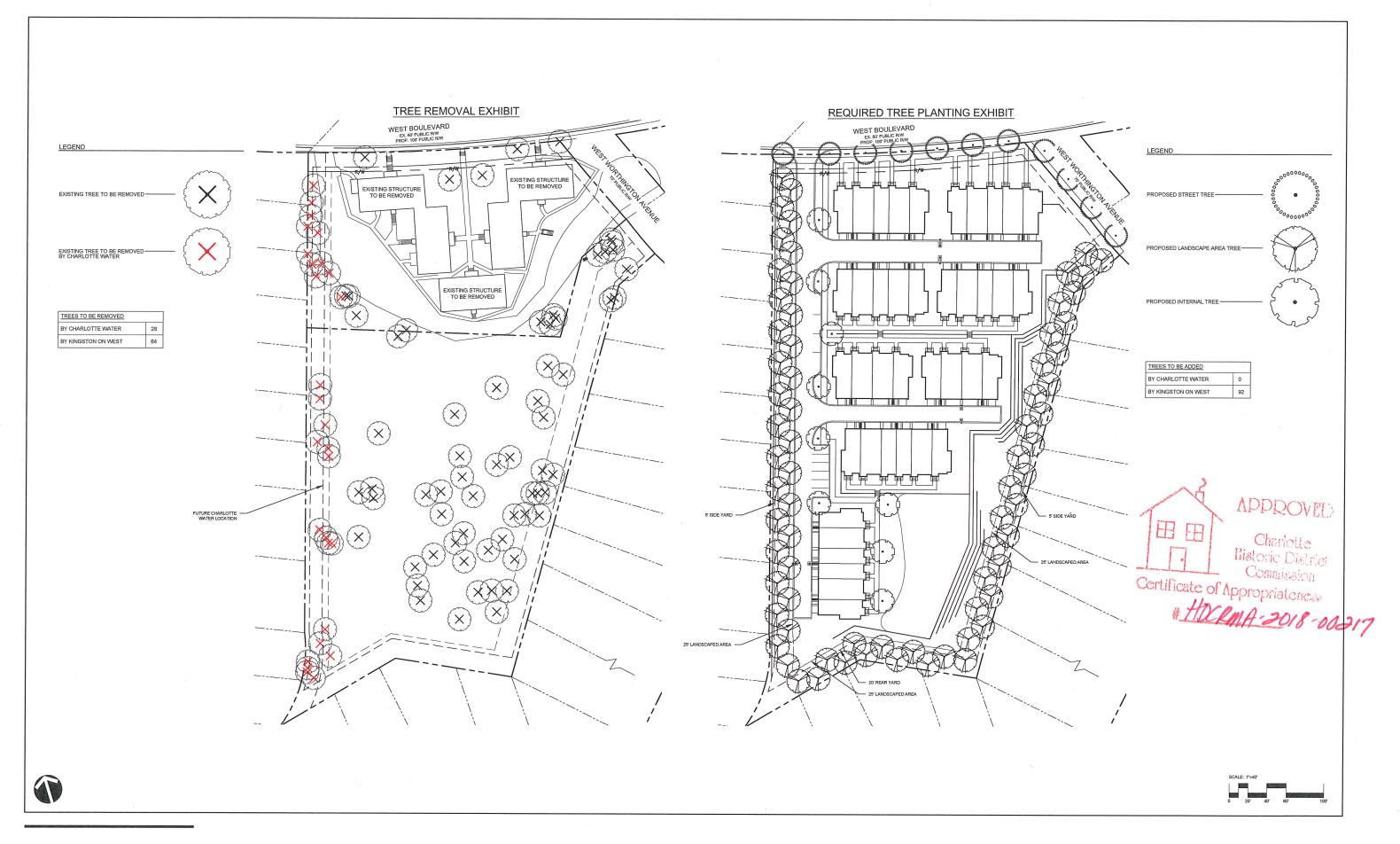
Staff

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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

www.charlotteplanning.org



PN1017051 | 07.26.2018



KINGSTON ON WEST CHARLOTTE, NC • SITE PLAN PN 1017051 | 07.27.2018

Charlotte
Historic District
Commission
Certificate of Appropriateness
##DCRINA-2018-00217

LandDesign.



AUGUST 2018 / BUILDINGS 1&2 / SIDE ELEVATION



AUGUST 2018 / BUILDINGS 1&2 / SIDE ELEVATION

APPROVED

Charlotte Historic District

Commission



AUGUST 2018 / BUILDINGS 1&2 / REAR ELEVATION



AUGUST 2018 / BUILDINGS 1&2 / FRONT ELEVATION





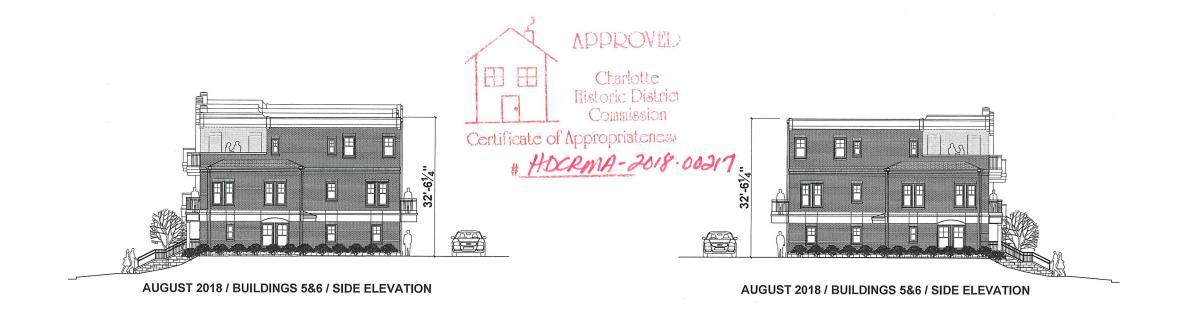
AUGUST 2018 / BUILDINGS 3&4 / SIDE ELEVATION

AUGUST 2018 / BUILDINGS 3&4 / SIDE ELEVATION



100'-83/4" 100'-83/4"

AUGUST 2018 / BUILDINGS 3&4 / FRONT ELEVATION

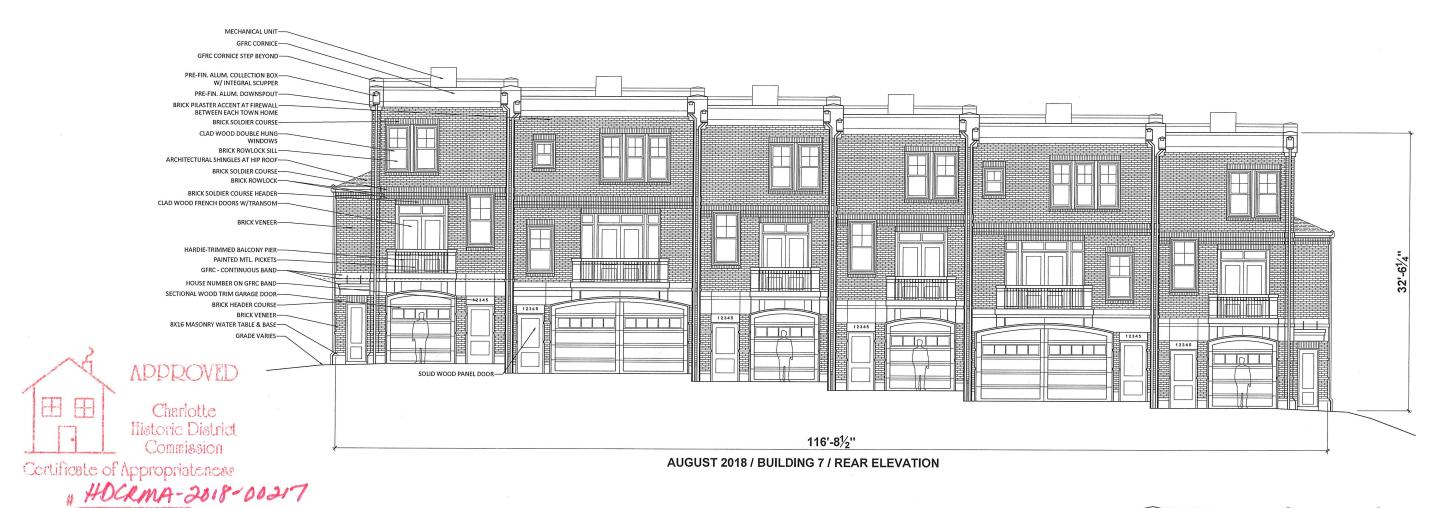




AUGUST 2018 / BUILDINGS 5&6 / REAR ELEVATION



AUGUST 2018 / BUILDINGS 5&6 / FRONT ELEVATION



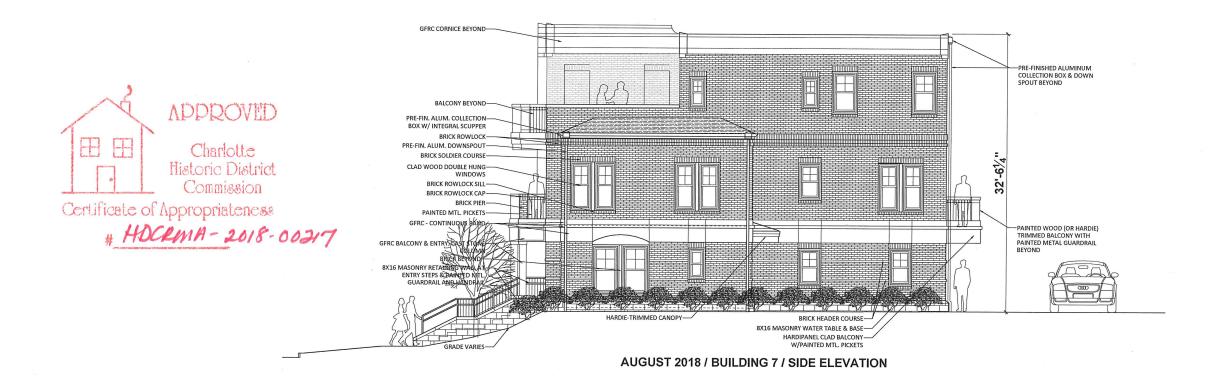
GFRC CORNICE BEYON CLAD WOOD DOUBLE HUNG-WINDOWS CLAD SOLID WD. PANEL DOOR W/UPPER GLASS PANEL & TRANSOM ABOV HARDIE PANEL TRIMMED PIER-ARCHITECTURAL SHINGLES AT THE HIP ROOF-PAINTED WOOD TRIM BALCONY PRE-FIN. ALUM. COLLECTION BOX &— DOWNSPOUT BEYOND BRICK SOLDIER COURSE CLAD WOOD DOUBLE HUNG-BRICK VENEER BRICK PIER W/ROWLOCK CAP PAINTED MTL. PICKETS BRICK ROWLOCK SILI GFRC ENTRY AND BALCON GFRC - CONTINUOUS BANE CLAD WOOD DOUBLE HUNG BRICK HEADER COURSE-8X16 MASONRY WATER TABLE & BASE— 116'-81/2" HOUSE NUMBER ON GFRC BAND-SOLID WOOD PANEL DOOR W/UPPER-GLASS PANEL **AUGUST 2018 / BUILDING 7 / FRONT ELEVATION**



MASONRY RETAINING WALL AT STAIR— PAINTED MTL. HANDRAIL & GUARDRAIL—

KINGSTON ON WEST - SOUTH SITE CHARLOTTE, NORTH CAROLINA

SCHEMATICS SCALE: $\frac{1}{4}$ " = 1'







KINGSTON ON WEST - SOUTH SITE CHARLOTTE, NORTH CAROLINA

SCHEMATICS SCALE: $\frac{1}{4}$ " = 1'



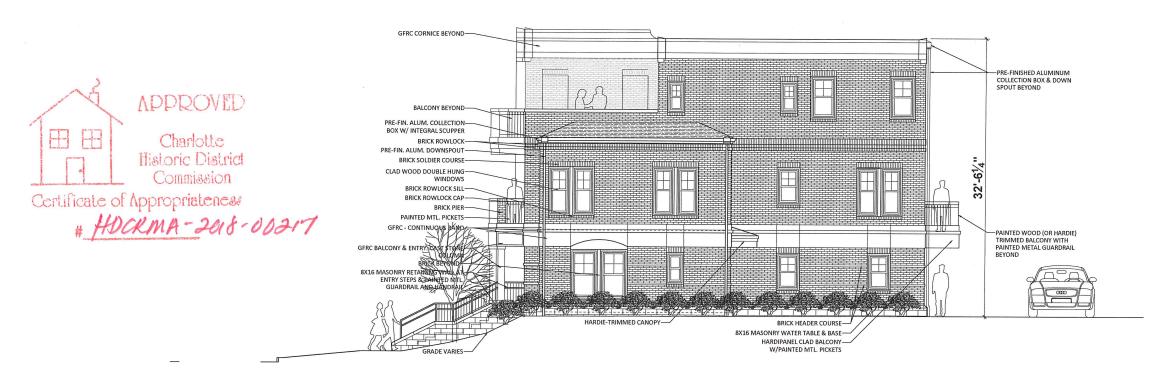


PAINTED MTL. HANDRAIL & GUARDRAIL-

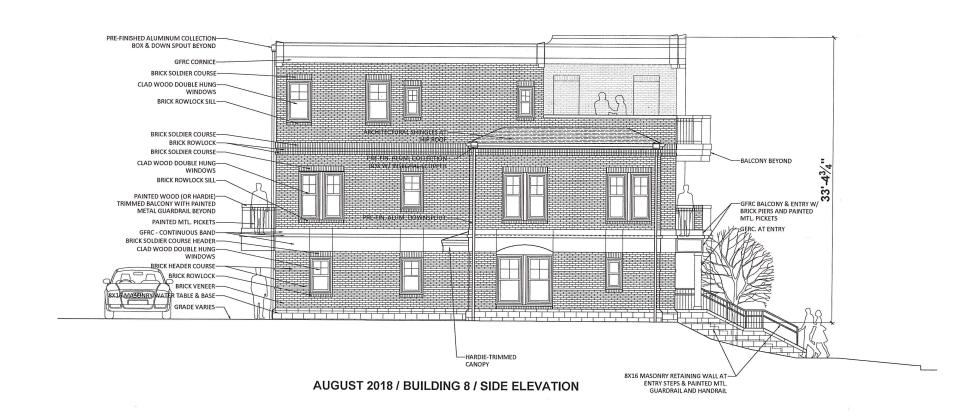
KINGSTON ON WEST - SOUTH SITE CHARLOTTE, NORTH CAROLINA

AUGUST 2018 / BUILDING 8 / FRONT ELEVATION

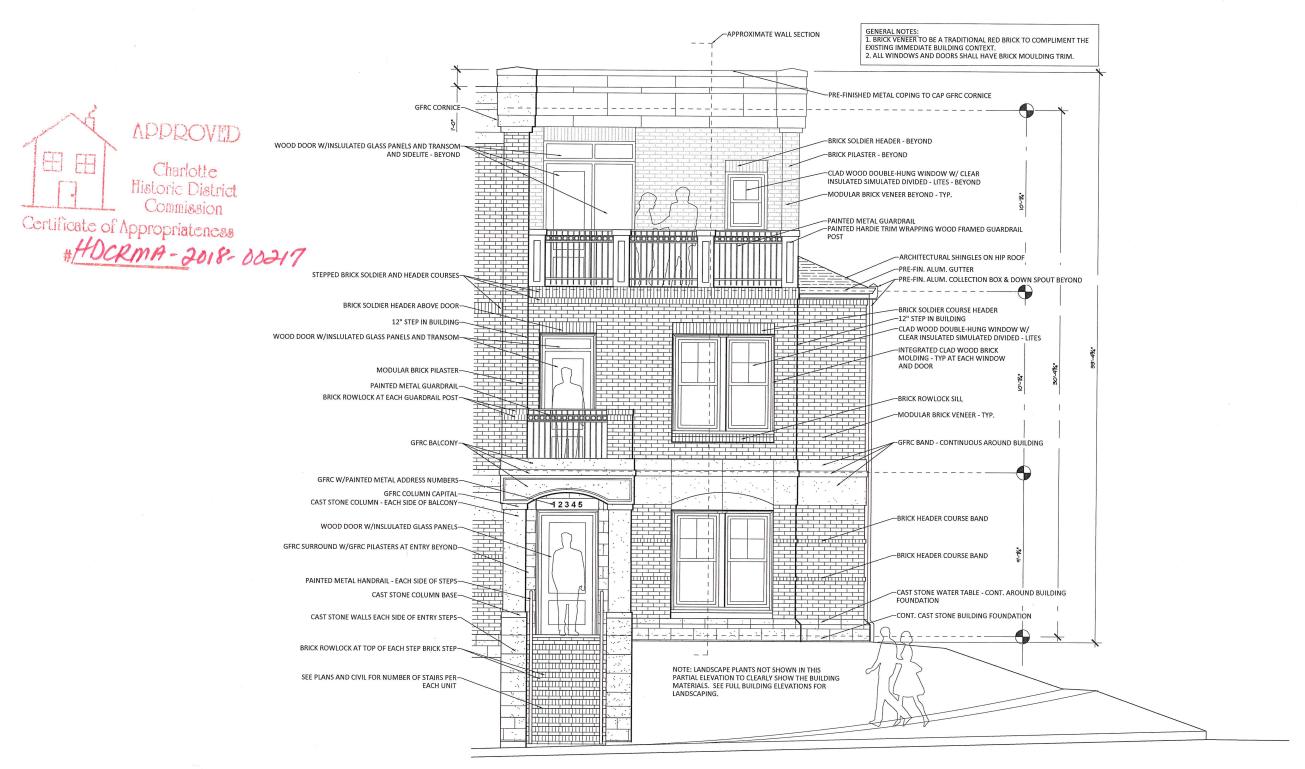
SCHEMATICS SCALE: $\frac{1}{4}$ " = 1"



AUGUST 2018 / BUILDING 8 / SIDE ELEVATION







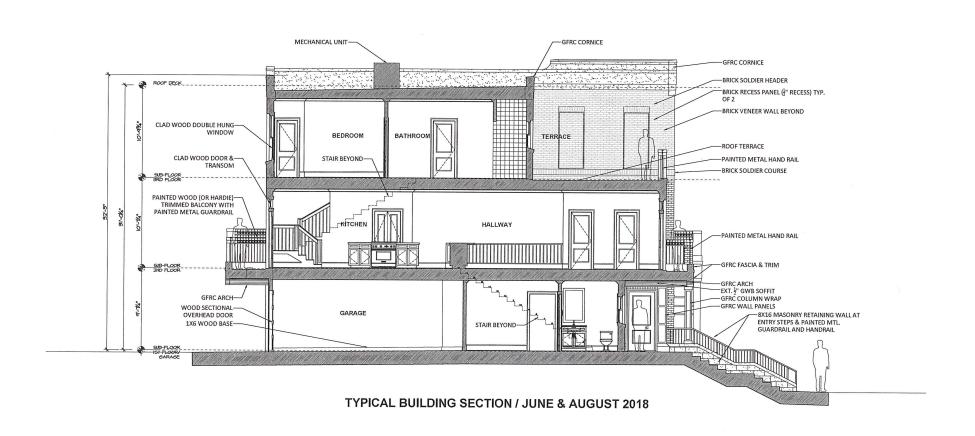
TYPICAL ENLARGED ELEVATION / JUNE & AUGUST 2018



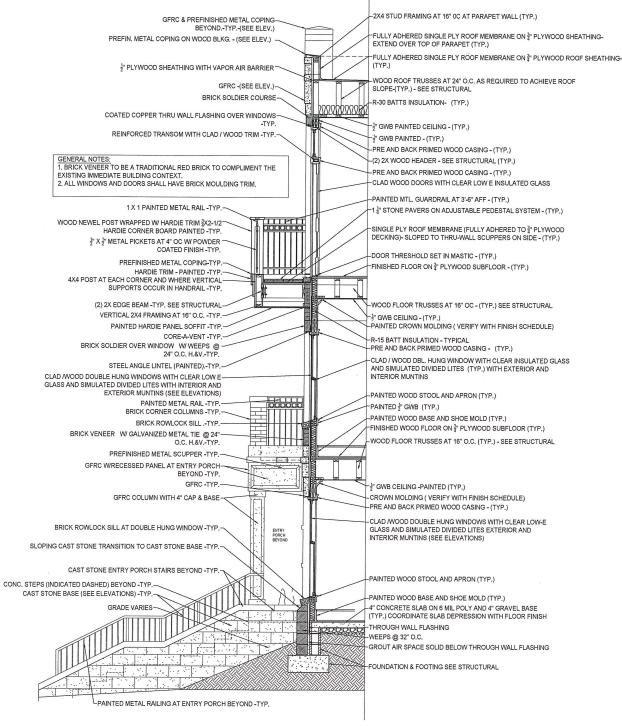
KINGSTON ON WEST - SOUTH SITE CHARLOTTE , NORTH CAROLINA

SCHEMATICS SCALE: $\frac{1}{2}$ " = 1'









TYPICAL WALL SECTION / JUNE & AUGUST 2018