



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS – AMENDMENT**

**CERTIFICATE NUMBER:** HDCCMA-2018-00704

**DATE:** 1 February 2019  
21 March 2019 - AMENDMENT

**ADDRESS OF PROPERTY:** 228 East Kingston Avenue

**TAX PARCEL NUMBER:** 12307408

**HISTORIC DISTRICT:** Dilworth

**APPLICANT:** Alaa Bou Ghanem

**OWNER:** Blackwater Properties Group LLC

**DETAILS OF APPROVED PROJECT:** The project is a new one-story rear addition that will connect both buildings on the property. The addition will tie in beneath the existing ridge. Materials include an EFIS wall system to coordinate with the painted concrete block finish of the 1971 building, aluminum storefront doors to match existing, and a fabric canopy to match existing. The site's parking and landscaping require reconfiguration, including changes to the driveway entrance on Kingston, and the removal of parking fronting Cleveland Avenue and replacement with an enclosed playground, grass, and trees. Existing trees to be removed and new trees are noted on the site plan. See attached plans. **AMENDMENT (3/21/19):** Landscape change from ornamental trees changes to canopy trees as requested by urban forestry. Window positioning change due to structural issues. See attached plans.

The project was approved by the HDC January 16, 2019.

- 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.

  
\_\_\_\_\_  
Chairman  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

  
\_\_\_\_\_  
Staff

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Charlotte, NC 28202-2853  
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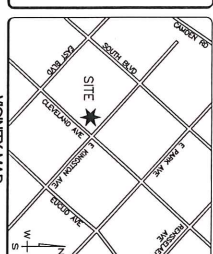
**Associate & Engineer at Oak Creek Community Club Building**

**PROPOSED SITE EXISTENCE**

Site: 1000 S. 10th St., Oak Creek, WI 53001  
 Project: 1000 S. 10th St., Oak Creek, WI 53001  
 Date: 10/15/2018  
 Scale: 1" = 20'

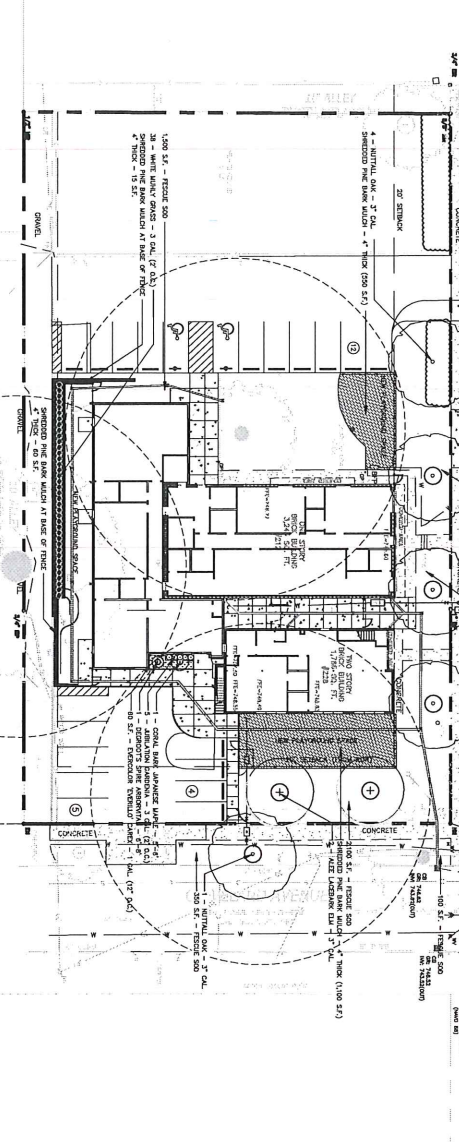
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 Date: 10/15/2018  
 Scale: 1" = 20'



**LITTLE**

112.1149.075  
 LANDSCAPE  
 PLAN



**GENERAL PLANNING NOTES**

1. PRIOR TO PLANTING OR EXISTING LANDSCAPE, THE CONTRACTOR IS TO CONTACT OAK CREEK FORESTRY AT 763-23-4224 TO SCHEDULE A SITE VISIT TO VERIFY EXISTING TREES AND THEIR CONDITION.
2. SEE SHEET L100 FOR PLANNING DETAILS.
3. ANY REMOVAL FROM THIS PLAN MUST BE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
4. MAINTAIN EXISTING TREES AND THE CHAIRS WITH LANDSCAPE ARCHITECT'S APPROVAL. THE PLAN, LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAINTAIN EXISTING TREES AND THE CHAIRS WITH LANDSCAPE ARCHITECT'S APPROVAL.
5. THE CHAIRS SHALL BE MAINTAINED WITH LANDSCAPE ARCHITECT'S APPROVAL. THE PLAN, LANDSCAPE ARCHITECT SHALL, IF NECESSARY, MAINTAIN EXISTING TREES AND THE CHAIRS WITH LANDSCAPE ARCHITECT'S APPROVAL.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING TREES AND MAINTAINING EXISTING TREES. CONTRACTOR TO PROTECT TREES, TREES TO BE REMOVED FOR EXISTING TREES.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING TREES AND MAINTAINING EXISTING TREES. CONTRACTOR TO PROTECT TREES, TREES TO BE REMOVED FOR EXISTING TREES.
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**THE PROTECTION NOTES**

1. CONTRACTOR TO ENSURE THAT ALL EXISTING TREE ROOTS ARE PROTECTED AND NOT DAMAGED BY ANY CONSTRUCTION ACTIVITY.
2. PRIOR TO THE PROTECTION AND REMOVAL OF ANY EXISTING TREES, THE CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT FROM THE CITY OF OAK CREEK.
3. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL EXISTING TREES AND THE REMOVAL OF ANY EXISTING TREES.
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**FOR CONSTRUCTION**

03/15/2019

**DAVID FOWLER, RLA**  
**DENNIS TERRY, RLA**  
**CHARLOTTE MONTROSS**  
**SCHOOL**

**Certificate of Appropriateness**

**APPROVED**

**Charlotte Historic District Commission**

**#ADCGMA-2018-00704**

**AMENDMENT**

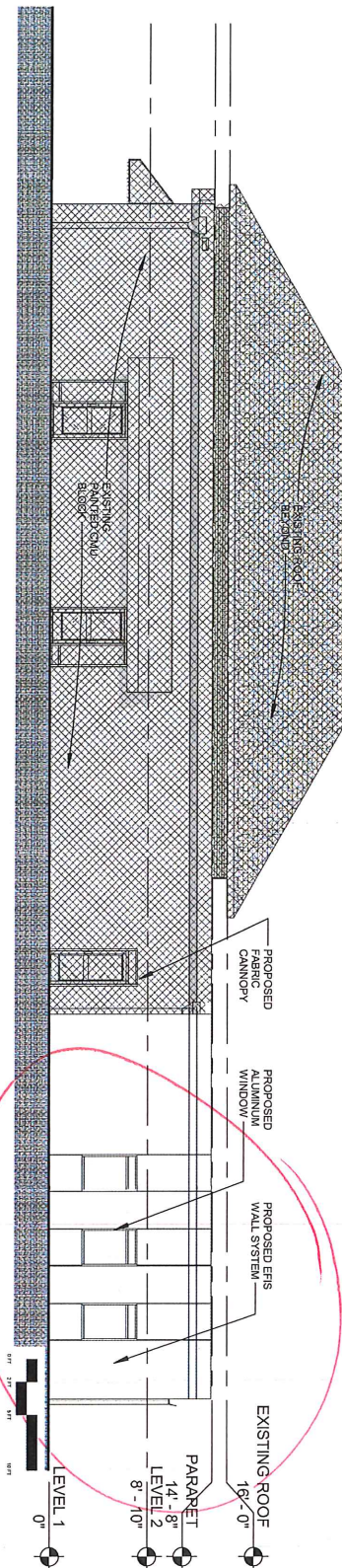
**3/21/19**

**GRAPHIC SCALE**

1" = 20'

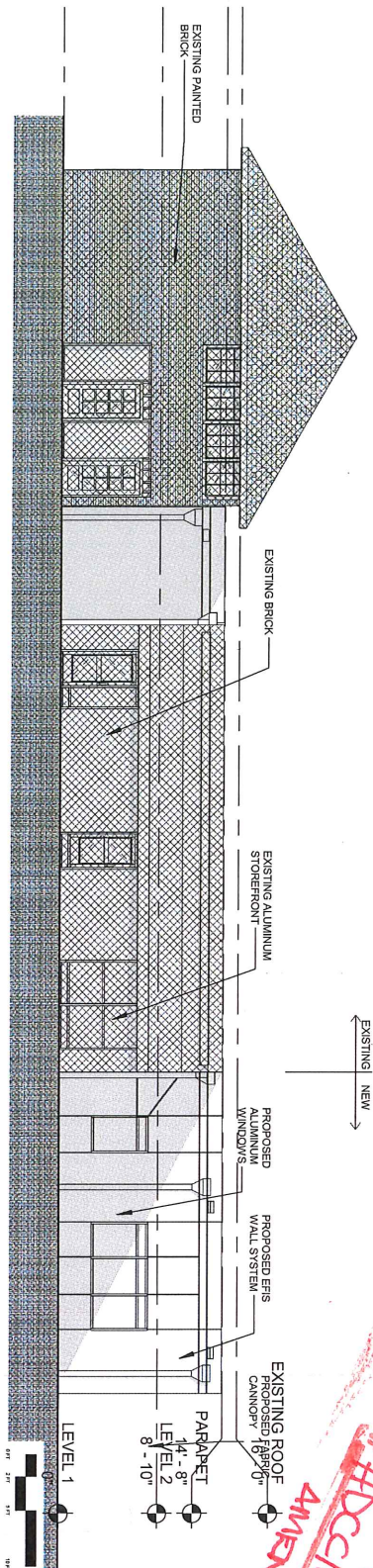
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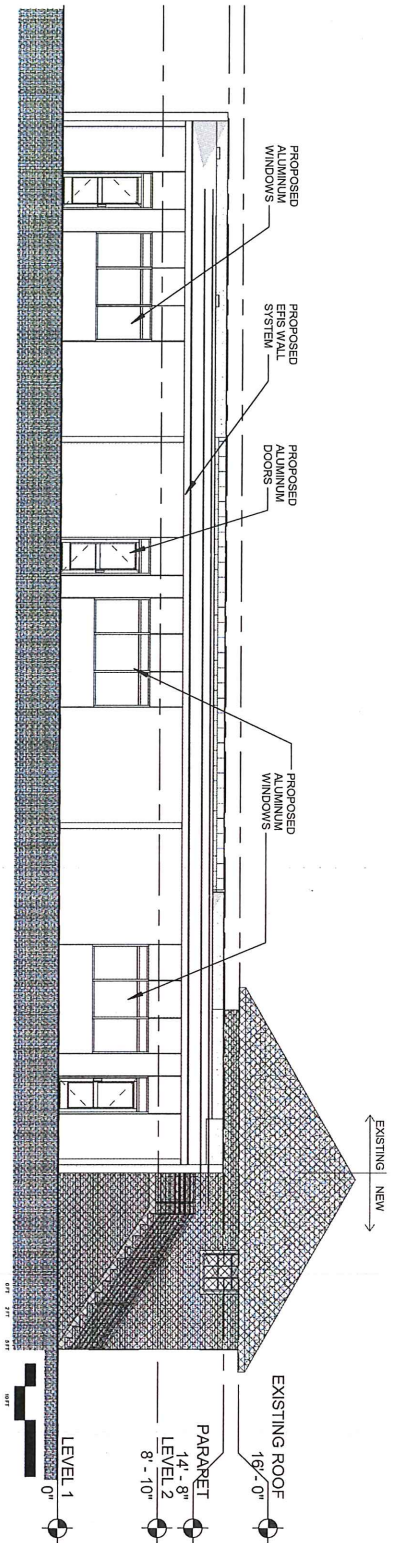


2	HDC WEST ELEVATION Main Entry
HDC 2.2	3/32" = 1'-0"





2 HDC NORTH ELEVATION Kingston Ave  
3/32" = 1'-0"



3 HDC SOUTH ELEVATION Alley Front  
3/32" = 1'-0"

APPROVED  
 Charlotte Historic District Commission  
 Certificate of Appropriateness  
 #HDCGMA-2018-00704  
 AMENDMENT  
 3/24/19