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.

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