CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00204    DATE: July 29, 2019

ADDRESS OF PROPERTY: 720 East Kingston Avenue    TAX PARCEL NUMBER: 12311812

HISTORIC DISTRICT: Dilworth

OWNER: Jonathan and Dare Pfeifer    APPLICANT: Jessica Hindman

DETAILS OF APPROVED PROJECT: Rear Addition. The proposal is rear addition that is no taller than the original house, but is +/- 3’ wider on the left elevation. The new rear addition will lie in below the existing ridge. All proposed materials will match existing, including the brick piers/wood columns, wood Dutch lap siding, brackets and trim. New Jeld-Wen aluminum clad wood windows will match existing in proportion and design with Simulated True Divided Lights (STDL) in a 6/1 pattern. On the right elevation, a secondary flue will be removed and a new shed dormer will be constructed. The existing gravel drive will be changed to a concrete carriage track drive approximately 8’ in width. No trees are proposed to be removed. Post-construction the rear yard open space will be 75%. See attached plans.

The project was approved by the HDC May 8, 2019.

Contact staff prior to making any changes to this approval. 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.

- 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

Charlotte, NC 28202-2853
P H.: (704)-336-2205
F A X: (704)-336-5123