



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2018-00467

**DATE:** 31 August 2018

**ADDRESS OF PROPERTY:** 248 West Kingston Avenue

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908901

**OWNER/Applicant:** Jennifer L. Manzullo

**DETAILS OF APPROVED PROJECT:** Patio. The project is a new sand-set patio in the rear yard located behind an existing fence. The new patio will measure approximately 472 square feet. Stepping stones will be installed between the patio and side entry door. The paver material of both the patio and front walkway will be stone in earth tones inspired by the principal dwelling. The patio and any plant materials will not obscure the structure. See attached exhibits labeled 'Site Plan – August 2018,' and 'Patio Design – August 2018.'

1. Applicable Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features.
2. The applicable Design Guidelines for Landscaping and Yards (page 8.4) have been met.

- 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.

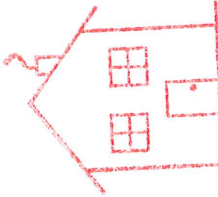
  
James Haden, Chairman

  
Staff

Site Plan - August 2018

ADDRESS: 248 W KINGSTON AVE

CONTRACTOR: SCOTT TURF & LANDSCAPE  
6500 THE LITTLE RD  
WAXHAW, NC 28173  
704-533-3502

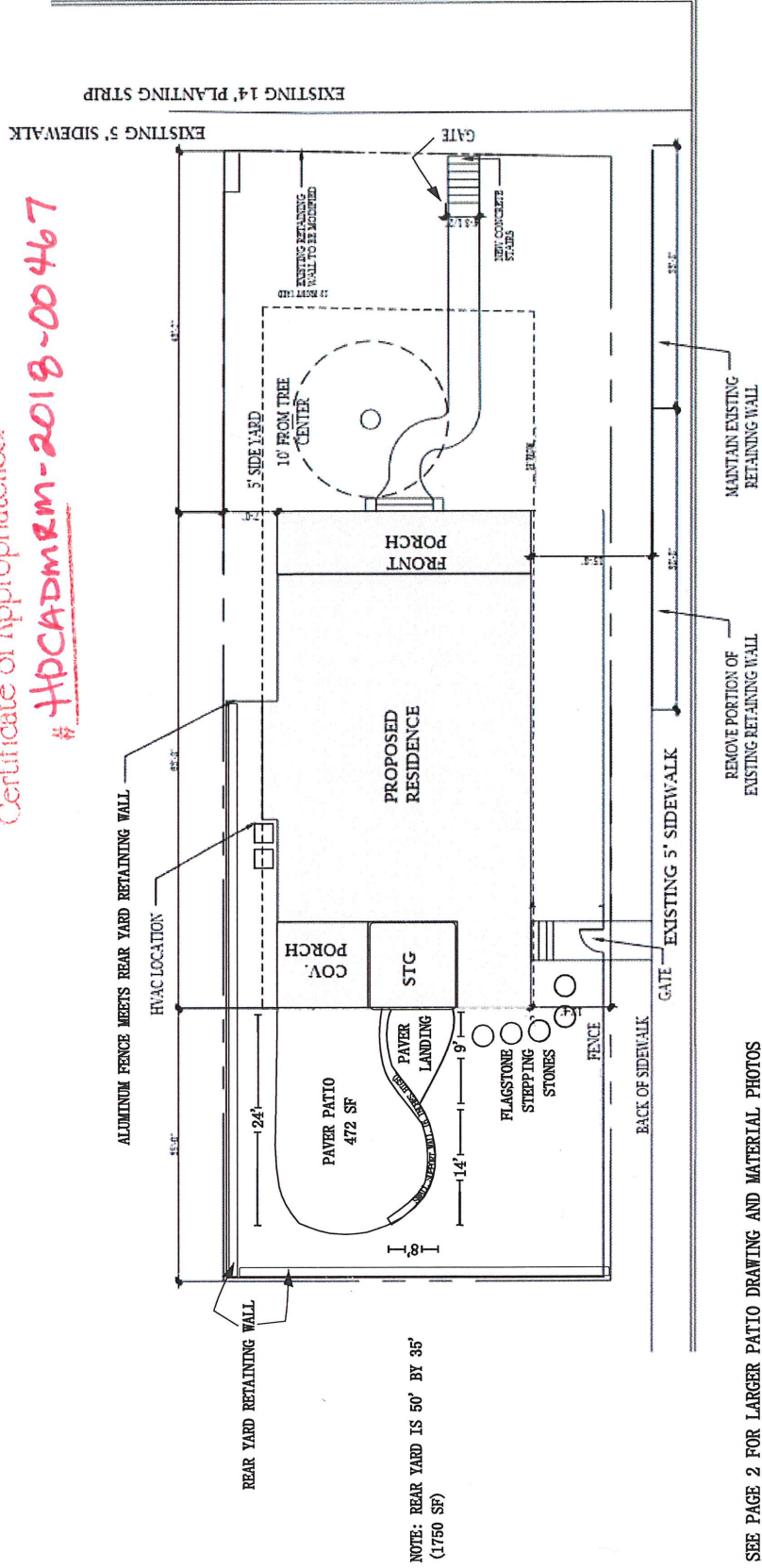


APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

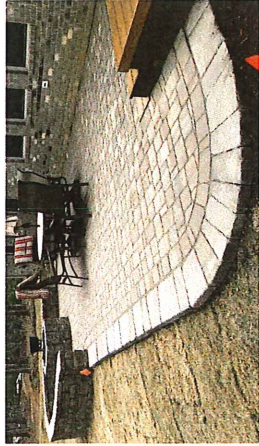
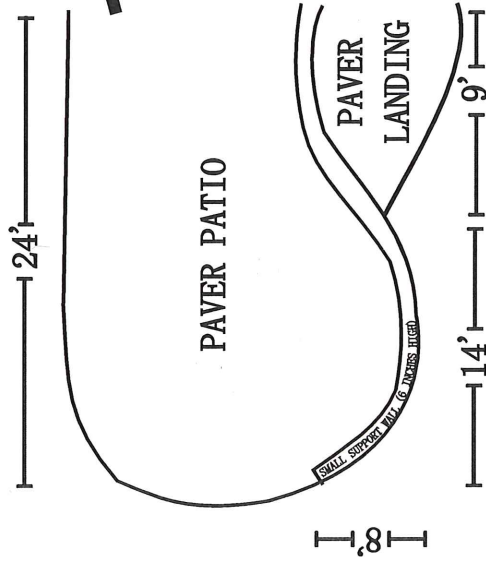
#HPCADMRM-2018-00467



NOTE: THIS IS THE SURVEY FROM OUR ORIGINAL NEW CONSTRUCTION SUBMISSION IN 2017, SO, THINGS LIKE "REMOVE PORTION OF EXISTING RETAINING WALL" AND "NEW CONCRETE STAIRS" ARE FROM THAT TIME PERIOD. WE ARE ONLY FOCUSING ON ADDING A REAR PATIO WITH THIS SUBMISSION!



# Patio Design - August 2018



EXAMPLE OF STYLE IN WHICH PAVERS WILL BE LAID



ACTUAL PAVERS TO BE USED ON PATIO & LANDING



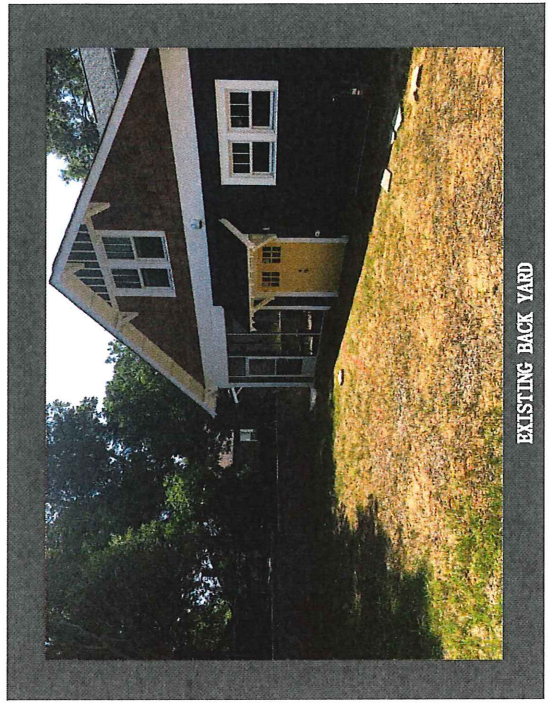
EXAMPLE OF HOW SMALL SUPPORT "WALL" WILL BE CONSTRUCTED (APPROX 6 INCHES OF HEIGHT TO ACCOMMODATE SLIGHT CHANGE IN LOT GRADE)



ACTUAL PAVERS TO BE USED ON SMALL SUPPORT WALL



EXAMPLE OF FLAGSTONE PATH (THIS IS THE ACTUAL MATERIAL TO BE USED)



EXISTING BACK YARD

- NOTES:
- 1) REAR YARD IS 50' BY 35' (1750 SF)
  - 2) PATIO/LANDING SQUARE FOOTAGE: 472
  - 3) PAVERS TO BE SAND SET



# HDA#DMEM-2018-00467