



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS**

CERTIFICATE NUMBER: HDCADMRM.2017_00008

DATE: 23 February 2017

ADDRESS OF PROPERTY: 423 East Kingston Avenue **TAX PARCEL NUMBER:** 123.082.08

HISTORIC DISTRICT: Dilworth

APPLICANT/OWNER: Brian and Kasey Scannell

DETAILS OF APPROVED PROJECT: Rear Addition. Accessory Structure. Fence.

Existing rear porch will be enclosed. Any new wood siding will match existing on house. New set of three windows beside the back door will match those on house – material, muntin pattern, size, trim. Covered porch with new corner stone fireplace will be added. Porch roof will be standing seam metal. Wooden door system, clad in aluminum, will be added to side (three panel) and back (four panel) of rear addition. See exhibits labeled ‘Proposed Right Elevation 23 February 2017’ and ‘Proposed Rear Elevation 23 February 2017’. A carport addition and storage building will be located across the rear yard. Buildings will be connected with a pergola that attaches below standing seam metal roof. Carport closes down with sliding barn doors. Horizontal fence portions will be added at edges and between the two structures. All fence and siding materials are wood.

Applicable *Policy & Design Guidelines – Additions*

3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

Accessory Structures

4. Accessory buildings and their placement must be of a proper scale in relation to the main structure on a lot, and to structures on surrounding properties.

- 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street

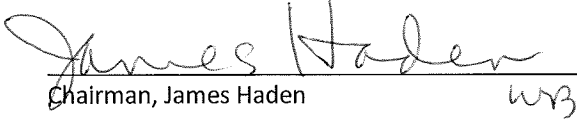
Charlotte, NC 28202-2853

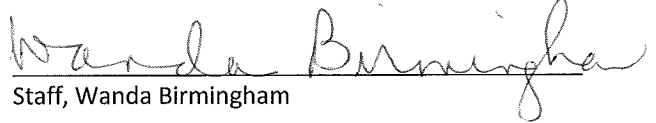
PH: (704)-336-2205

FAX: (704)-336-5123

Date 23 February 2017

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, James Haden


Staff, Wanda Birmingham



McCLURE
NICHOLSON
MONTGOMERY

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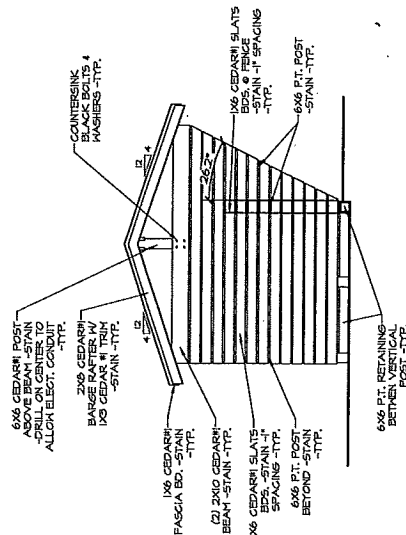
SCANNELL RESIDENCE
RENOVATION & ADDITION
423 E. KINGSTON AVE.
CHARLOTTE, NC

Project Number: 664-2016
ISSUE: 1
10/12/16 OWNER REVIEW
11/20/16 PRICING REVIEW
01/05/17 REVIEW

REVISION

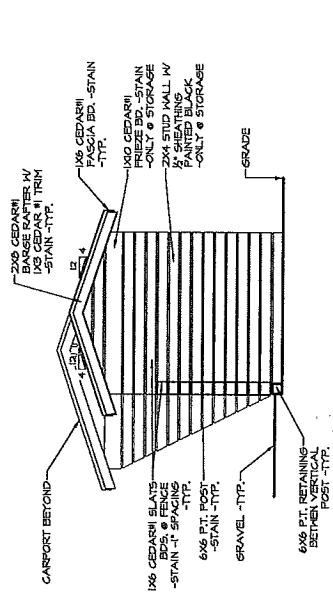
CARPORT & STORAGE RIGHT ELEVATION

SCALE: 1/4"=1'-0"



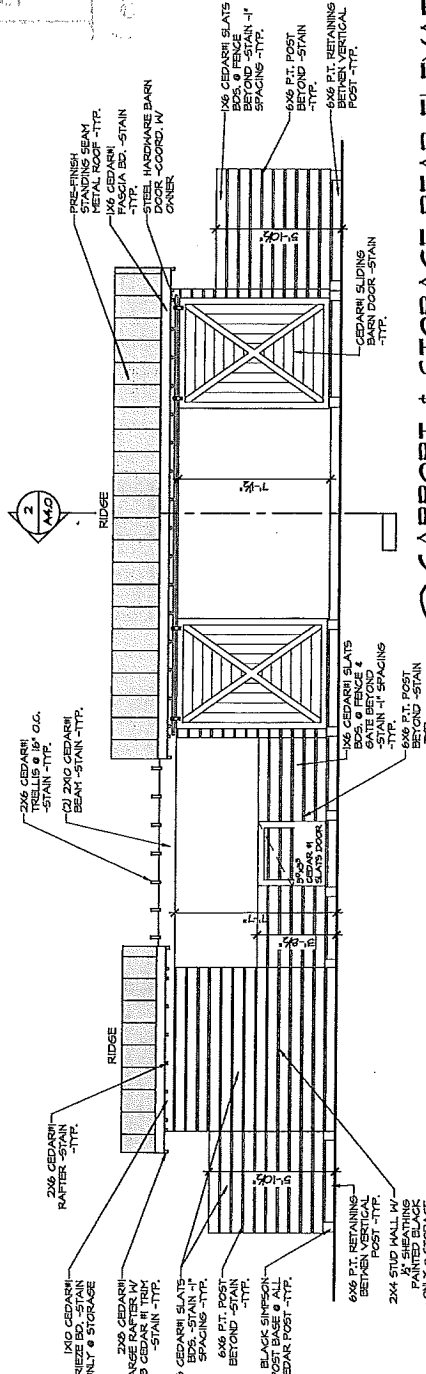
CARPORT & STORAGE RIGHT ELEVATION

SCALE: 1/4"=1'-0"



CARPORT & STORAGE REAR ELEVATION

SCALE: 1/4"=1'-0"



2x6 CEDARH
RAFTER -STAIN
-TYP.

1x6 CEDARH
FASCIA BD. -STAIN
-TYP.

1x6 CEDARH
FASCIA BD. -STAIN
-TYP.

2x4 STUD WALL W/
ONLY & STORAGE
PAINTED BLACK
POST -TYP.

6x6 P.T. POST
BEYOND -STAIN
-TYP.

1x6 CEDARH SLATS
BDS. & FENCE
-STAIN -TYP.

6x6 P.T. POST
BEYOND -STAIN
-TYP.

6x6 P.T. RETAINING
BETWEEN VERTICAL
POST -TYP.

WPC ADM RN
2017.0008

Diagram illustrating the vertical dimensions and levels of a three-story building structure:

- VALUED CL. HT. & PLUMBING (Ground Level)
- CEILING 1ST & STAIRS (1st Floor Ceiling)
- LARGE WINDOW & PLAYROOM & BED ROOMS (1st Floor)
- FLOOR THIRD LV. & CEILING HT. (3rd Floor)
- WINDOW & DOOR HD. (3rd Floor)
- FLOOR SECOND LV. & CEILING HT. (2nd Floor)
- WINDOW & DOOR HD. (2nd Floor)
- FLOOR MAIN LV. (Main Floor)

Vertical dimensions are indicated by arrows and labeled EXST. (Existing) and FIN. (Finished).

