



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

**CERTIFICATE NUMBER:** HDCADMRM-2019-00280

**DATE:** 29 May 2019

**ADDRESS OF PROPERTY:** 248 W Kingston Ave

**HISTORIC DISTRICT:** Wilmore

**TAX PARCEL NUMBER:** 11908901

**OWNER/APPLICANT:** Jennifer Manzullo


**DETAILS OF APPROVED PROJECT:** Porch Rails, Roof Vents and Roof Fan. The project is for the installation of 6 slant box roof vents; 3 on each side of the rear roofline and evenly spaced. A single non-solar power attic fan will be installed on the right-side rear roof. All vents and the fan are to blend in with the roof. The project also includes the installation of a wood front porch railing and a wood gate. The railing and gate are to be finished with a paint or stain and to tie into the porch below the brick rowlock on the porch piers. See attached exhibits labeled, 'Vent & Fan Plan – May 2019' and 'Railing & Gate Plan – May 2019.'


1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Minor Changes – Porch Rails and Vents (page 2.6).
2. The material and design meets the applicable Design Guidelines for porches (page 4.8).

**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.

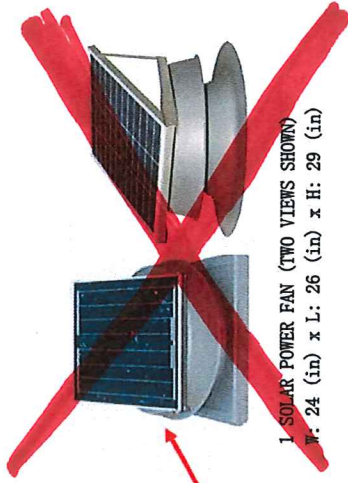
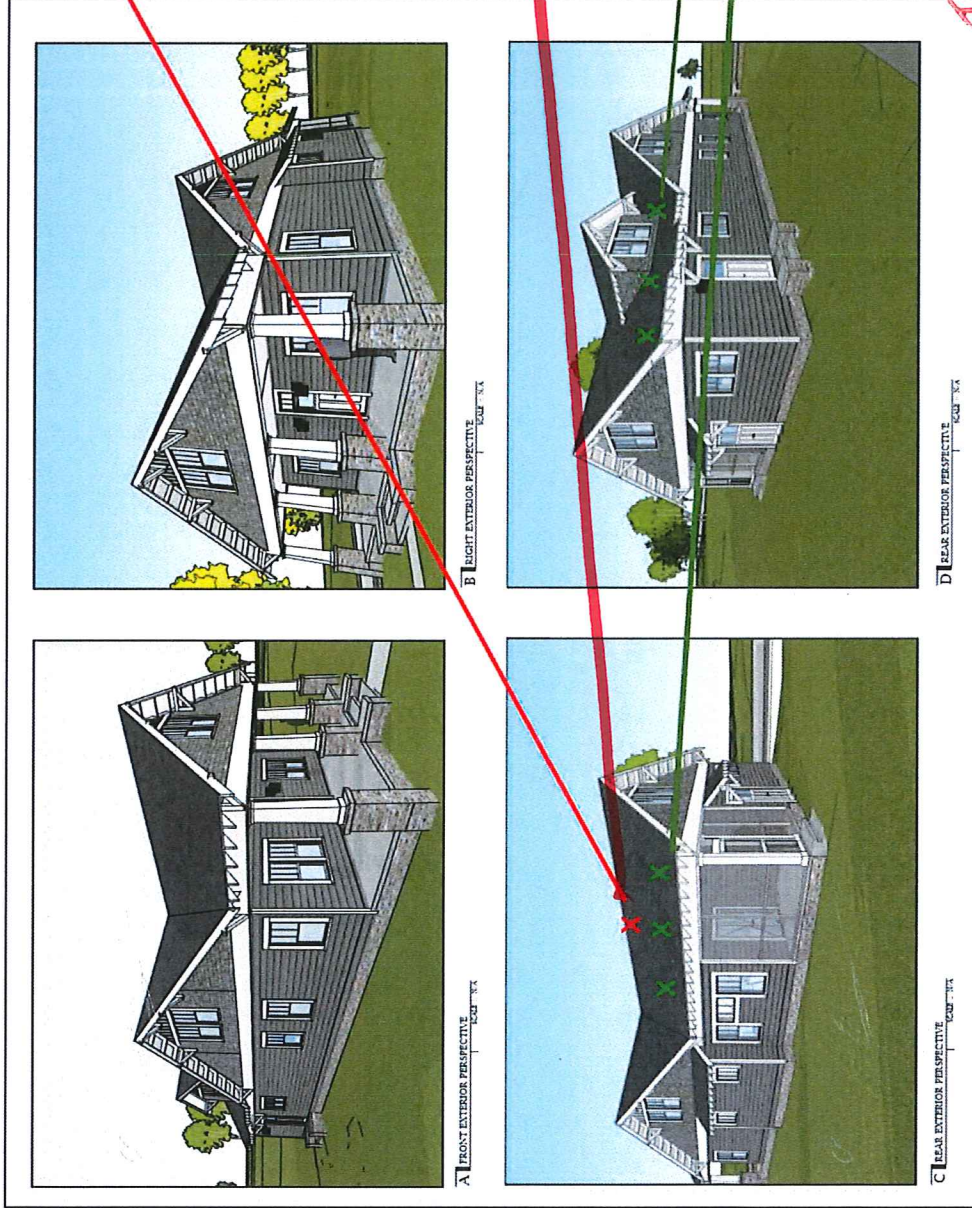
**This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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.**

  
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James Haden, Chairman

  
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Staff

# Vent & fan Plan - May 2019

## PROPOSED ATTIC VENTS AND FANS



1 SOLAR POWER FAN (TWO VIEWS SHOWN)  
W: 24 (in) x L: 26 (in) x H: 29 (in)

NOTES: THE SOLAR COMPONENT WILL NOT FACE THE STREET. THE X MARK IN THE PHOTO IS ON THE SIDE OF THE HOUSE HIDDEN FROM STREET VIEW. IF THE ABOVE SOLAR FAN IS NOT ACCEPTABLE, SEE THE POWER FAN OPTION BELOW:



W: 28 (in) x L: 28 (in) x H: 9.5 (in)



6 SLANT BOX ROOF VENTS  
(3 ON EACH SIDE OF REAR ROOFLINE, EVENLY SPACED)  
W: 19 (in) x L: 24 (in) x H: 11 (in)

**APPROVED**

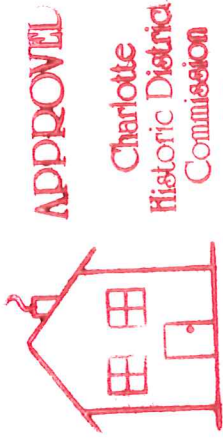
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

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# Railing & Gate Plan - May 2019

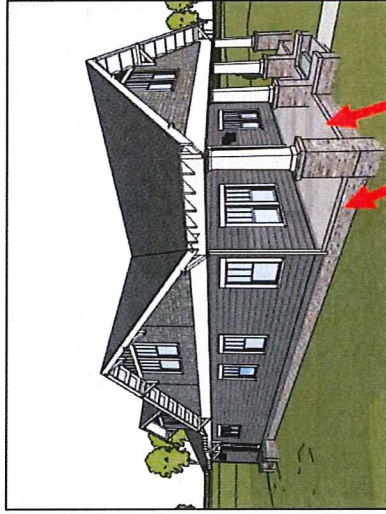


Certificate of Appropriateness

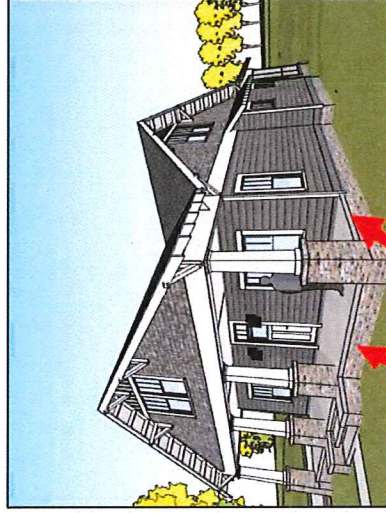
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## PROPOSED PORCH RAILING AND GATE

EXISTING STRUCTURE AT 248 W KINGSTON AVE:

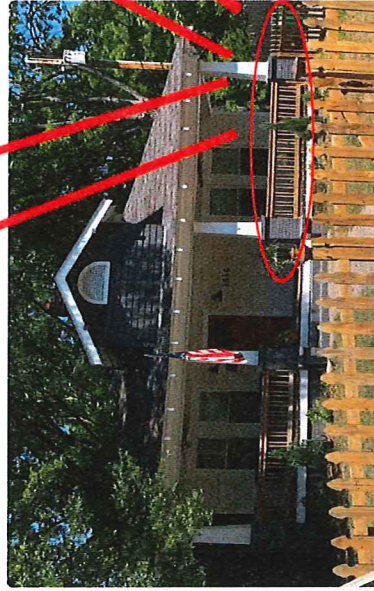


A FRONT EXTERIOR PERSPECTIVE



B RIGHT EXTERIOR PERSPECTIVE

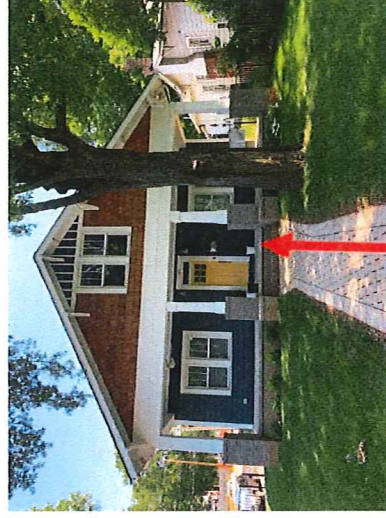
PROPOSED PORCH RAILING/NEARBY CONTEXT:



1616 SOUTHWOOD AVE  
PROPOSE ADDING RAILING OF THIS STYLE ALL AROUND OUR PORCH, PAINTED WHITE TO MATCH EXISTING TRIM PAINT



1616 SOUTHWOOD AVE (DETAILED IMAGE OF RAILING)



NEARBY CONTEXT FOR GATE:



243 W PARK AVE

GATE WILL MATCH THE RAILINGS IN PHOTOS OF 1616 SOUTHWOOD AVE, WILL NOT REFLECT THE STYLE IN THE ABOVE PHOTO. PHOTO IS JUST FOR NEARBY CONTEXT OF A PORCH GATE.

for gate  
→ context  
only

approved railing & gate design  
railing to tie in below brick rowlock  
as shown above