



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00741

DATE: 22 November 2019

ADDRESS OF PROPERTY: 325 W Kingston Ave

TAX PARCEL NUMBER: 11907918

HISTORIC DISTRICT: Wilmore

OWNER(S): Daniel G Burdi

DETAILS OF APPROVED PROJECT: Accessory Building. The project is a new detached single-story shed located in the rear yard. No trees will be removed. The new building will meet all required setbacks and will be no wider and no taller than the main structure. The shed will set-in 4'-0" on both the rear and right-side property lines. The shed's footprint is approximately 10'-0" x 8'-0". The shed will be T-111 wood siding with a vertical wood batten applied over each groove of the siding. Post-completion the rear yard impermeable space will be approximately 30%. See attached exhibits labeled 'Shed – November 2019.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Accessory Buildings (page 53) have been met.

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.

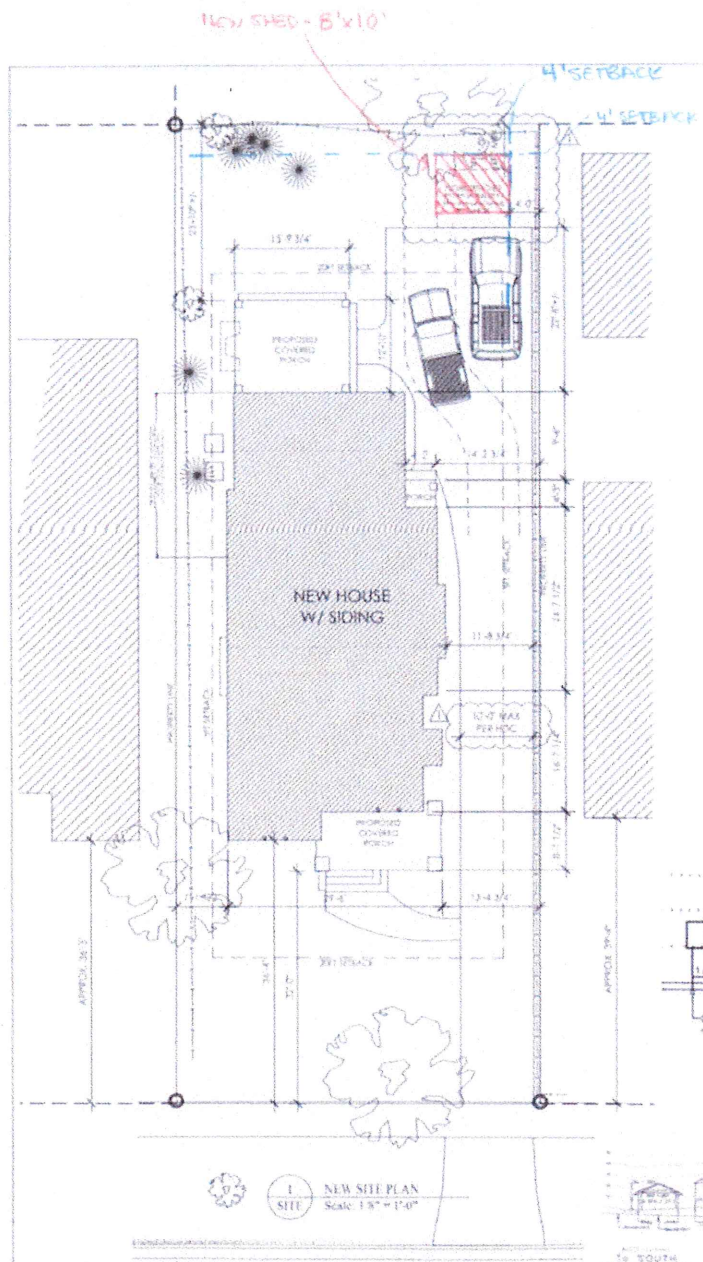
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work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

Proposal for Accessory Building at 325 West Kingston Ave. in Wilmore Historic District

The project is a detached, single story shed located in the rear of the property (Image A). Minimum of 3'0" setback will be observed to the rear and right property lines. The footprint of the proposed shed will be 8'0" x 10'0". The new shed will be clad in T1-11 wood siding with shingle roof. Vertical wood battens will be applied over each groove in the siding (Image B). The shed will be painted or stained. The building model is Fairway Masters Line building with two front facing windows. See Image C for example of proposed building.



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HDCADMIN
2019 - 00741
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Image A. Site plan with proposed building location

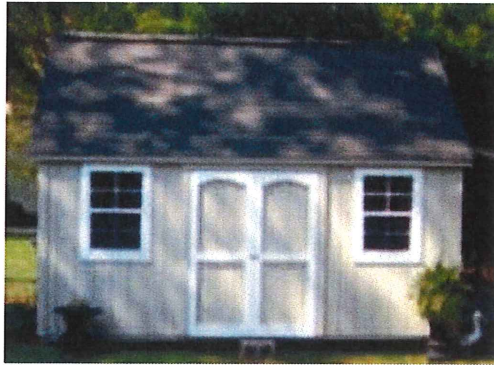


Image B. Example of proposed Master's line building. Does not include proposed batten detailing.



Image C. Batten siding detailing to be included on shed