



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

**CERTIFICATE NUMBER:** HDCADMRM-2018-00174

**DATE:** 13 April 2018

**ADDRESS OF PROPERTY:** 620 S. Summit Avenue

**HISTORIC DISTRICT:** Wesley Heights

**TAX PARCEL NUMBER:** 07102329

**OWNER:** Isabella Gaston


**APPLICANT:** Kenya Brown


**DETAILS OF APPROVED PROJECT:** The project includes a new front porch rail and a new rail at the access steps to the public sidewalk. The new front porch rail height will be no higher than 30-inches as allowed by the Rehabilitation Code for height, Section 1.33.10.ii, see attached exhibit labeled 'Rehab Code.' The rail design will be wood with pickets centered on the top and bottom rail with an additional piece of tapered horizontal trim on the top rail, see attached exhibit labeled 'Porch Rail Design – April 2018' and 'Porch Rail Section – April 2018.' The new rail at the access steps to the public sidewalk will be a simple, metal rail similar to the attached exhibit labeled 'Access Steps Rail Design – April 2018.' A new HVAC unit will also be installed in the same place as the existing unit at the rear of the house.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Minor Changes.
2. The applicable Policy & Design Guidelines 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

[www.charlotteplanning.org](http://www.charlotteplanning.org)

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# Rehab Code

- i. Door hardware - Existing or replica hardware shall be permitted provided that no life safety hazard is created and that the hardware meets the intent of the Barrier Free Subcode if applicable (i.e. operable without pinching, grasping or twisting.) Existing or replica hardware may be fixed in place or modified to meet the intent of the North Carolina Accessibility Code.
7. Transoms - Existing transoms in corridors and other fire rated walls may be retained in accordance with this code. (Plan review - Building, Fire. Inspection - Building)
8. Interior Finishes - The existing finishes or replacement finishes on corridor walls and ceilings may be accepted where it is demonstrated that it is the historic finish. (Plan review - Building, Fire. Inspection - Building)
  - i. In buildings other than Use Group R-3, finishes in exit ways shall have a flame-spread classification of Class III or better. Existing nonconforming materials shall be surfaced with an approved fire-retardant paint or finish unless the building is equipped throughout with an automatic fire suppression system installed in accordance with the North Carolina Building Code.
9. Stairways - Stairways shall comply with the following: (Plan review - Building, Fire. Inspection - Building)
  - i. Enclosure - Stairway enclosures may be omitted in a historic building for that portion of the stair serving the first and second floor. This provision shall be applied to only one stair per building.
    - (1) In buildings of three stories or less, exit enclosure construction shall limit the spread of smoke by the use of tight fitting doors and solid elements. Such elements shall not require a fire resistance rating.
  - ii. Riser height and tread width - When stairs are replaced or repaired, the existing or original riser height and tread width shall be permitted to remain.
10. Railings - Railings shall comply with the following: (Plan review - Building, Fire. Inspection - Building)
  - i. Handrails - Existing handrails may remain or may be replaced with handrails matching the original handrails.
  - ii. Guardrails - For vertical drops of between 30 inches and 48 inches, a rail height of at least 30 inches shall be accepted and the existing or original baluster spacing shall be permitted to remain.
    - (1) Exception: Replacement guardrails in buildings of Use Group E or R-1 shall comply with Section 1003.2.12 of the North Carolina Building Code.
11. Exit Signs - The fire protection code official may accept alternate exit sign design or location where strict compliance would damage the historic character of the building. Alternative signs shall identify the exits and exit path. (Plan review - Building, Fire. Inspection - Building)
12. Ceiling height - Existing ceiling heights shall be permitted to remain. (Building)







*Porch Rail Design-April 2018*

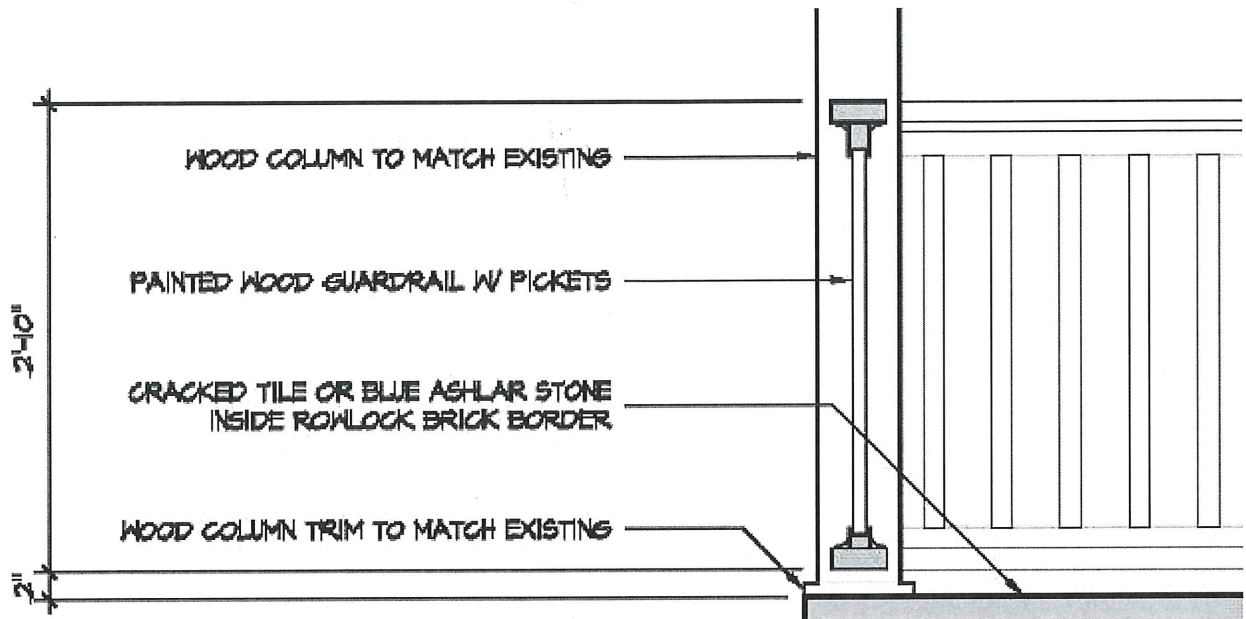


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*Porch Rail Section - April 2018*



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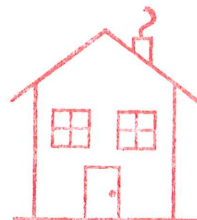
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*Access Steps Rail Design - April 2018*



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