



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00375

DATE: 25 June 2019

ADDRESS OF PROPERTY: 223/225 W Park Ave

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11908917

OWNER(S): Kyle V Leygraaf

APPLICANT: Innovative LLC

DETAILS OF APPROVED PROJECT: Foundation Repair. The project includes true repair and maintenance of a brick pier located at the right rear corner, as well as, the brick curtain wall located on the right and the rear of the structure. 'There is significant movement of the curtain wall at the right side towards the rear, and the rear side towards the right. The corner pier on the right rear of the house is leaning towards the right and the rear (about 2" out of plumb in both directions)', per the engineering report. All repairs will be accomplished with traditional materials to match existing brick, in design, dimension, and details. See attached exhibit with current photographs of the house.

1. Applicable Design Guidelines and Approval Authority: North Carolina General Statute §160A-400.13, emergency work requiring immediate restoration.
2. **If changes to the approved plans are needed, please contact staff as soon as possible. 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

223/225 W Park Ave.
Charlotte, NC 28203

Below are excerpts from the Inspection Report performed by America's Choice Inspections on 5/20/2019 which show the curtain wall damage we are planning to repair.

1.1 (1) The right foundation wall had a through-wall crack with surface displacement and descending closure (wider at the top). This condition is typical of cracks caused by soil movement and may indicate a condition with the potential for extensive repairs. Depending on the cause of soil movement, this condition may now be stable, or movement may continue in the future. The Inspector recommends that you consult with a licensed structural engineer to more accurately determine the cause and the likelihood of continuing foundation damage from this condition.



1.1 Item 1(Picture) **RIGHT REAR CORNER**

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
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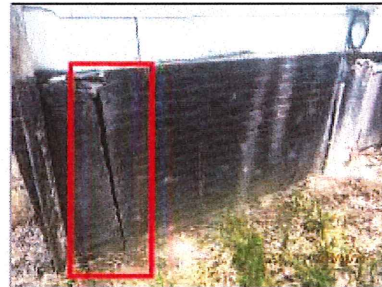
(2) The rear foundation wall had a through-wall crack with surface displacement, severe mid-wall leaning, and was separating from the support pier. These conditions are typically caused by soil movement and may indicate a condition with the potential for extensive repairs. Depending on the cause of soil movement, this condition may now be stable, or movement may continue in the future. The Inspector recommends that you consult with a licensed structural engineer to more accurately determine the cause and the likelihood of continuing foundation damage from this condition.



1.1 Item 2(Picture) **REAR WALL**



1.1 Item 3(Picture) **REAR WALL**



1.1 Item 4(Picture) **RIGHT REAR CORNER**