



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRDEMO-2019-00421

DATE: August 29, 2019

ADDRESS OF PROPERTY: 408 Grandin Road

TAX PARCEL NUMBER: 07102510

HISTORIC DISTRICT: Wesley Heights

OWNER(S): Camilla McCall

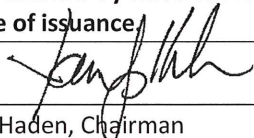
DETAILS OF APPROVED PROJECT: The project is the demolition of the existing single-family structure that was destroyed by a tree on July 2, 2019. The house was constructed in 1925 and listed as a contributing structure in the Wesley Heights National Register of Historic Places. The attached site survey shows the setbacks and footprint of the house to be demolished. Four windows, and trim where possible, will be salvaged, see attached exhibits labeled 'Windows – August 2019.'

The demolition was approved by the HDC August 14, 2019.

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.



Jim Haden, Chairman



Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

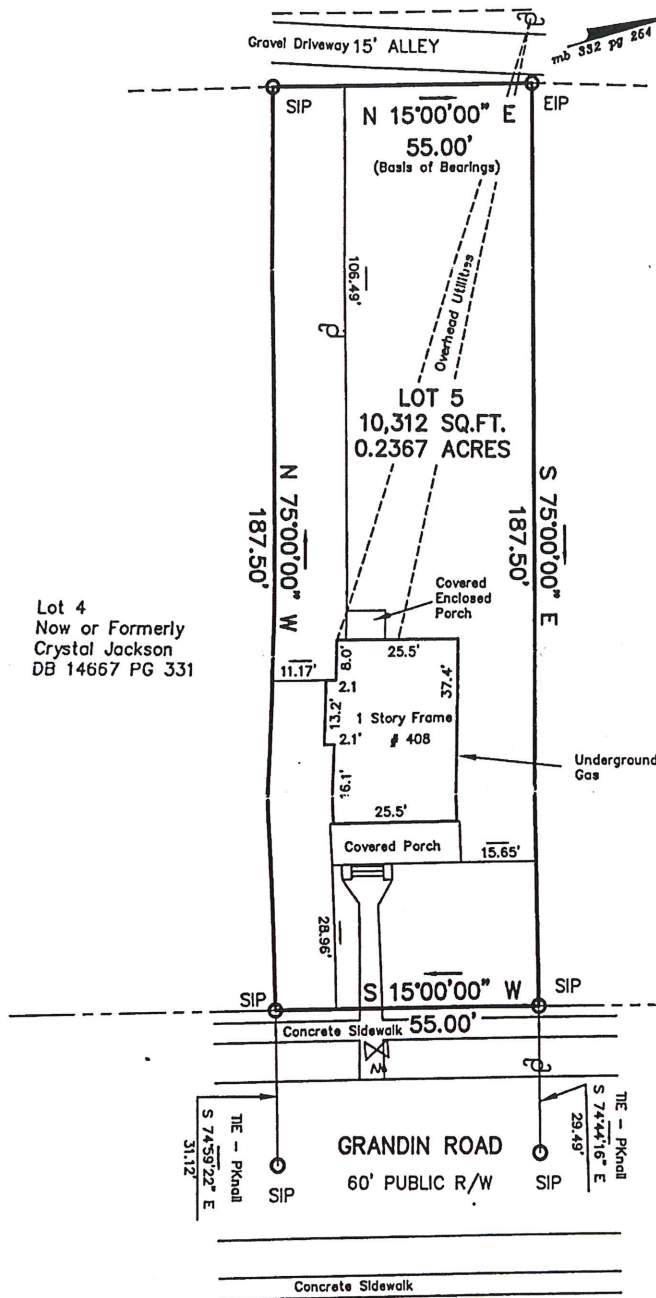
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123



SURVEYING - PLANNING - MAPPING
P.O. BOX 2727 (704) 399-9120
HUNTERVILLE, NC 28070 FAX (704) 398-1226

© PINNACLE LAND SURVEYING, PA

Klaus E. Krueger
KLAUS E. KRUEGER PLS L-3808



Lot 6
Now or Formerly
Rosetta P. McCorkle
DB 8810 PG 176

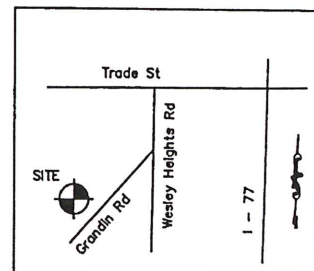


APPROVED

Charlotte
Historic District
Commission

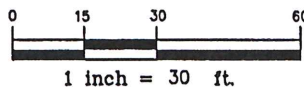
Certificate of Appropriateness

#HDCRDEM0-2019-00421



VICINITY MAP - Not to Scale

I certify that this survey was performed by me (Klaus E. Krueger), under my supervision. This survey is of an existing parcel of land. The Raw Error of Closure was better than 1:10,000. I did not do a full title search on this property.



This property is located in Zone X - (Areas determined to be outside 0.2% chance annual floodplain) as shown on FIRN map Panel 37119C 0168 E dated February 4, 2004.

For Buyer:
MATTHEW B. MCCALL
& ANNA C. MCCALL
Physical Survey of

DATE of:
Survey 09/29/04
Drawing 09/29/04
Job No: 3788
File: 408GRANDIN
Drawn by: KEK

408 GRANDIN ROAD
CHARLOTTE, NORTH CAROLINA 28208
CITY of CHARLOTTE, MECKLENBURG COUNTY

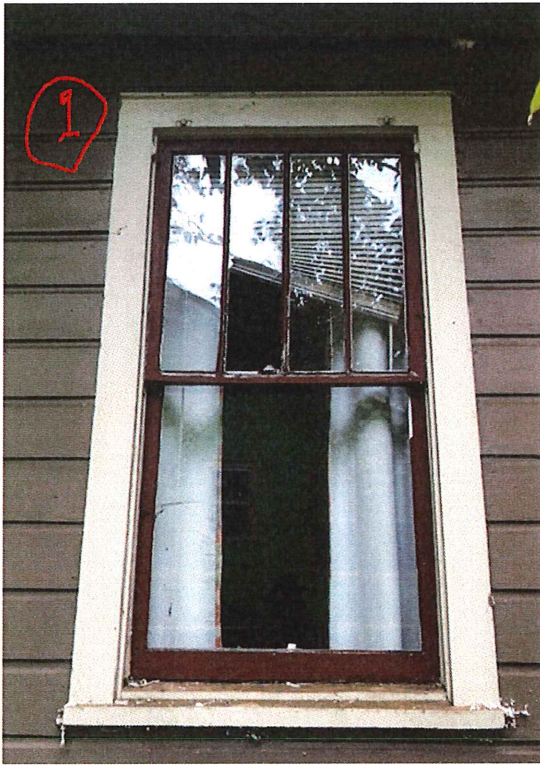
Map Recorded in Map Book 332 Page 254
Lot 5 Block 12, WESLEY HEIGHTS
Currently Owned by: Joshua D. Lake

Deed Recorded in Deed Book 12538 Page 369
Tax Parcel # 071-025-10

To be Conveyed to Matthew B. McCall & Anna C. McCall

LEGEND	
SETBACK	----
EASEMENT	----
PROPERTY LINE	----
LINE NOT SURVEYED	----
FEATURE	----
RIGHT OF WAY	----
SET IRON PIN	○ SIP
EXISTING IRON PIN	○ EIP
CONCRETE MONUMENT	□ CCM
NO PIN SET	○ NPS
POWER POLE	⊙
SEWER MANHOLE	⊙
UTILITY BOX	⊙
WATER METER	⊙
CATCH BASIN	⊙
LAMP POST	⊙
ELECTRIC BOX	⊙

"Windows - August 2019"



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

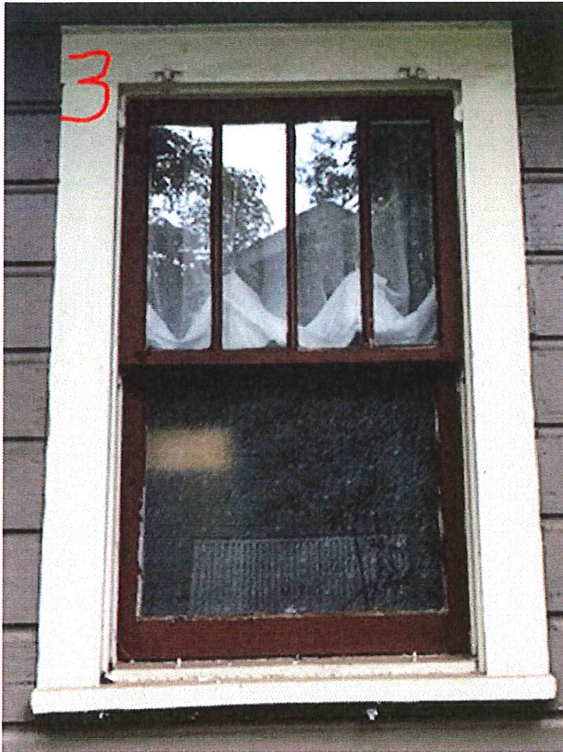
HDCRDEMO - 2019 - 00421

Glass in this window is broken and this window never opened



Glass in this window is broken and part of the frame has come off

"Windows- August 2019"



This is a smaller bathroom window. I should be able to save this.



Kitchen window, also smaller in size that I should be able to save as well.