



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00434

DATE: 5 August 2019

ADDRESS OF PROPERTY: 412 Grandin Road

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07102509

OWNER(S): Bradley & Ariel Gritter

APPLICANT: Jessica Hindman, Studio H Design

DETAILS OF APPROVED PROJECT: The project includes true repair and maintenance, including the restoration/repair of the roof and flashing, trim, exposed rafter tails with bead board soffit, window glass, siding (if any was damaged) and fence (if any part was damaged). The house was damaged from a fallen tree at the beginning of July 2019. All work to the house, roof, and other exterior architectural features will be accomplished with traditional materials to match existing in design, dimension, and details. Other repairs to the interior do not require a COA. See attached exhibit with before and after photographs. This COA does not imply the approval of any architectural feature, addition or material that was not present on the house prior to the tree damage.


1. Applicable Design Guidelines and Approval Authority: North Carolina General Statute §160A-400.13, emergency work requiring immediate restoration.

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

412 Grandin

Before: Google Street View from Feb 2019



APPROVED

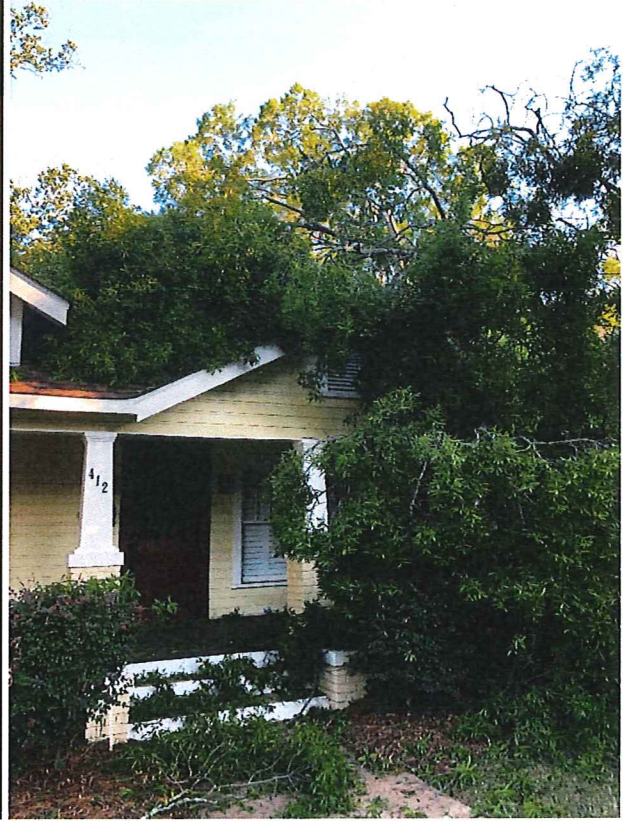
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After images: July 2019



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