



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00504

DATE: 16 October 2019

ADDRESS OF PROPERTY: 412 & 414 West Blvd

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 11907804

OWNER(S): THE OLD WELL GROUP LLC

DETAILS OF APPROVED PROJECT: The project includes a true restoration of the front porch, roof, and chimney, as well as, new handrails and front doors. **Front Porch:** the front porch, measuring approximately 32'-9"x 6'-10", will be restored with no change in style, design, dimension, materials or appearance. The porch foundation will be restored with bricks and mortar to match existing. The porch columns and decking will be wood to match existing, to include the direction of decking. Any undamaged areas to the porch will remain. Any undamaged materials will be reused. The non-historic porch "gingerbread" bracket details will be removed. **Roof:** the roof will be restored using wood and shingles to match existing. There will be no change in style, design, dimension or appearance of the roof. Any undamaged areas will remain. Any undamaged materials will be reused. **Chimney:** The non-historic addition to the original chimney will be removed, restoring the chimney back to its original design and original height. All original details and brick will remain. **Handrails & Doors:** The non-historic handrails and doors will be replaced with all wood doors, all wood handrails and all wood balusters that coordinate with the style of the structure. See attached exhibits labeled 'Oct. 2019'

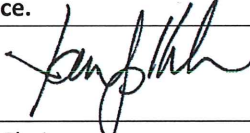
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6
2. The material and design meet the applicable Policy and Design Guidelines.

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.

Continued on the next page.

- 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

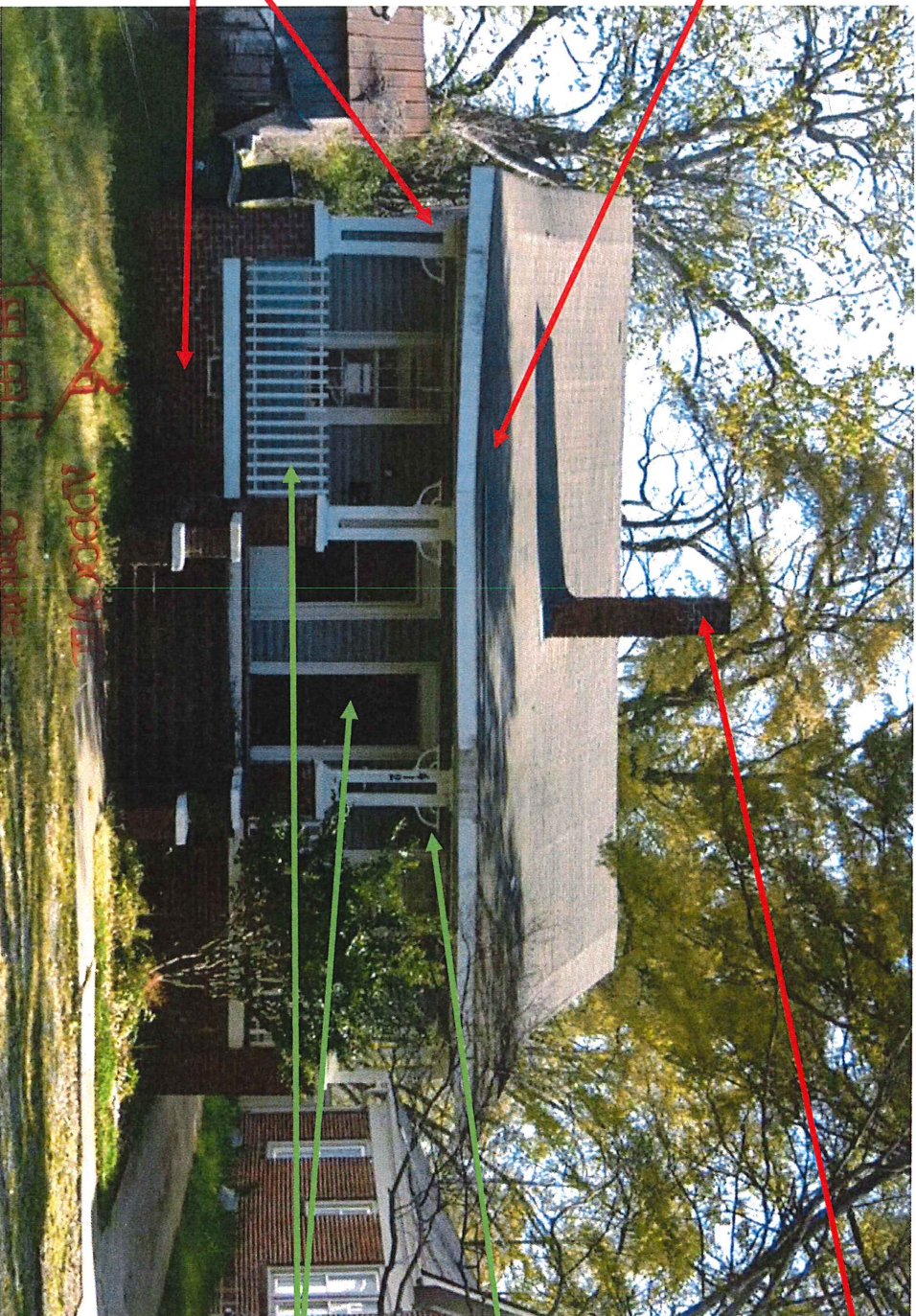


Staff

Full **Restoration** of Roof, Porch & Chimney: **NO** Change in Style, Design, Dimension or Appearance

Restore &
Repair Roof

Restore & Repair
Front Porch



Restore
Chimney by
Removing
Non-Historic
Addition. All
Original Detail
Will Remain

Non-Historic
Bracket Detail
to be **Removed**

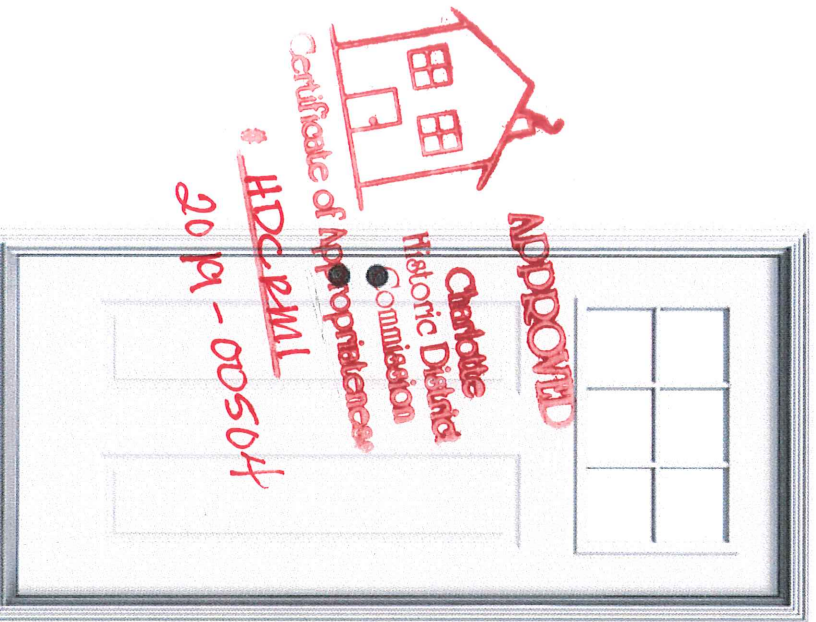
Non-Historic
Porch Rails
and Front
Doors to be
Replaced
See details on
next page



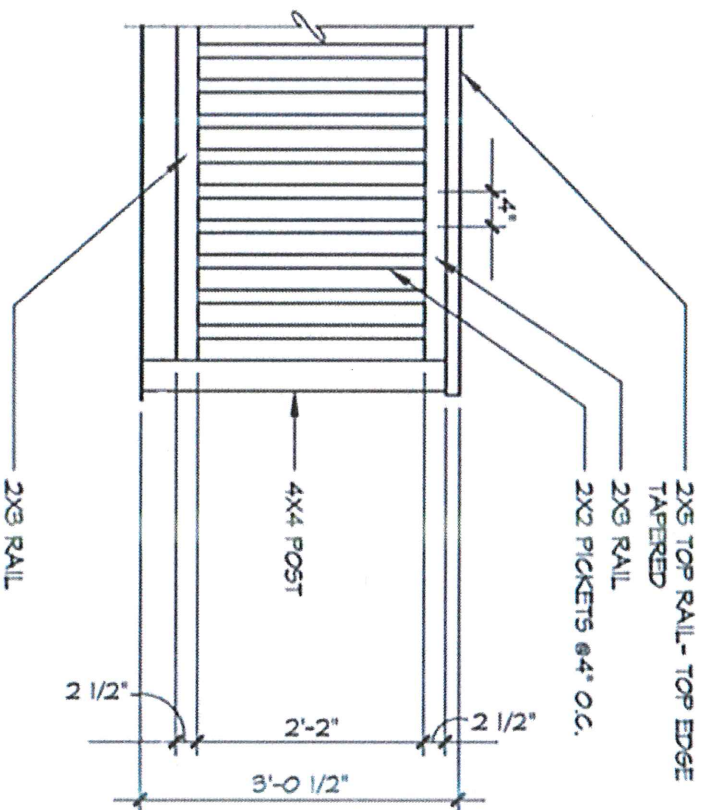
HDC & ML
2019-00504

Oct. 2019

Non-Historic Doors and Railing to be **Replaced** to match the style of the structure.



All Wood Front Door



All Wood Handrails

OCT. 2019