



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

**CERTIFICATE NUMBER:** HDCADMRM-2019-00701

**DATE:** 5 December 2019

**ADDRESS OF PROPERTY:** 420 Hermitage Court

**TAX PARCEL NUMBER:** 15502216

**HISTORIC DISTRICT:** Hermitage Court

**OWNER(S):** Melanie Marshall

**DETAILS OF APPROVED PROJECT:** Rear Deck, Windows and Patio. The project is the addition of a new rear deck, that is no taller or wider than the original building and meets all required setbacks. The existing rear deck will be removed. The new deck footprint measures approximately 23'-0" x 19'-0". The wood deck will have wood posts and rails to match the existing front porch, an Ipe wood deck floor and brick support columns. The wood porch and decks will be painted or stained after an appropriate curing period. The four windows on the left-side of the structure will be removed and stored in a safe location. The windows will be replaced with four wood French doors, with SDL glass and trim to match the existing front door. A stone patio will be added at the bottom of the deck. The new patio's footprint measures approximately 21'-0" x 18'-0". Post-completion the rear yard permeable space will be 74%. See attached exhibits labeled 'Design - Dec. 2019'.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. The material and design meets the applicable Design Guidelines for porches (page 4.8)

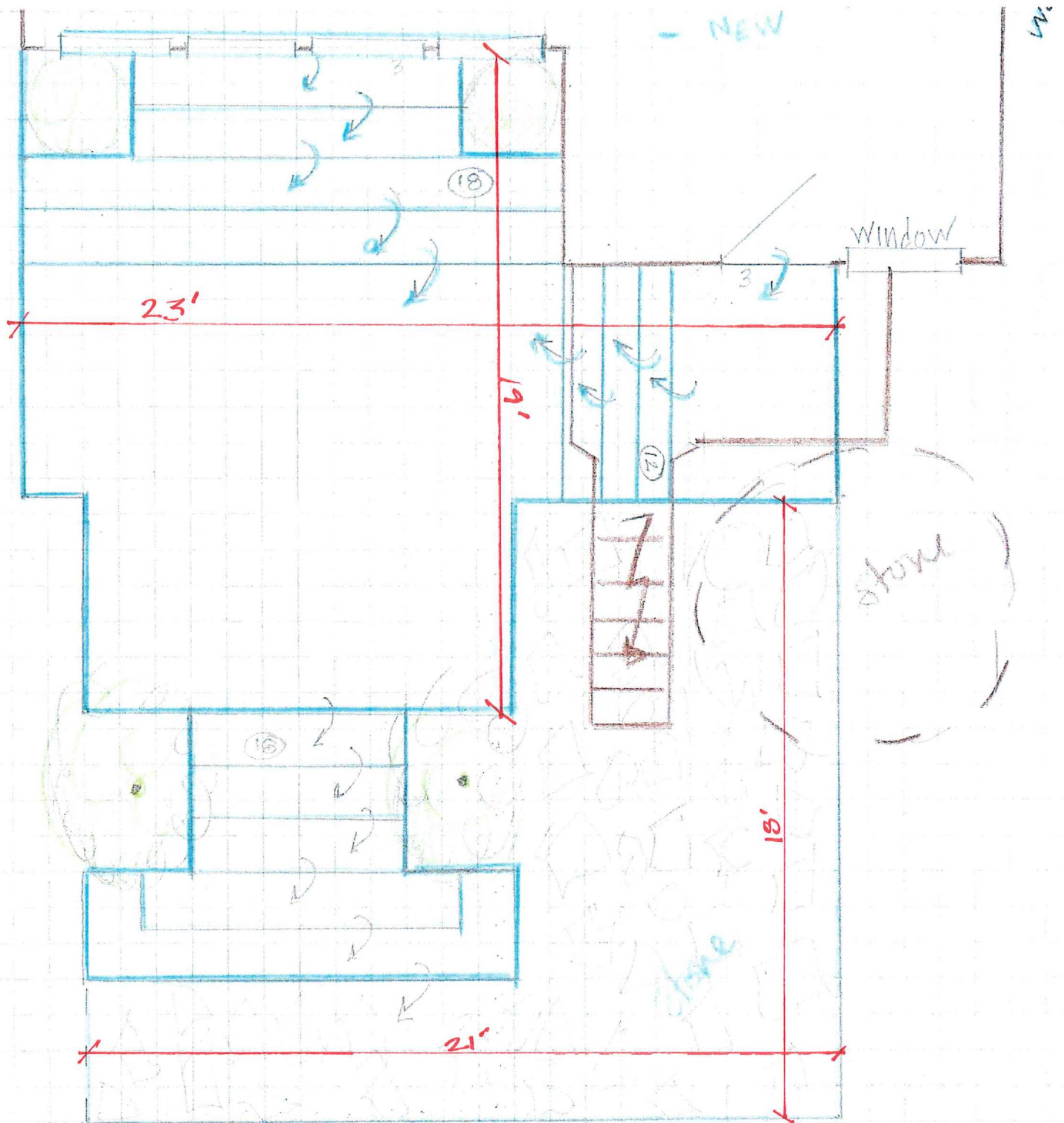
**Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District 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

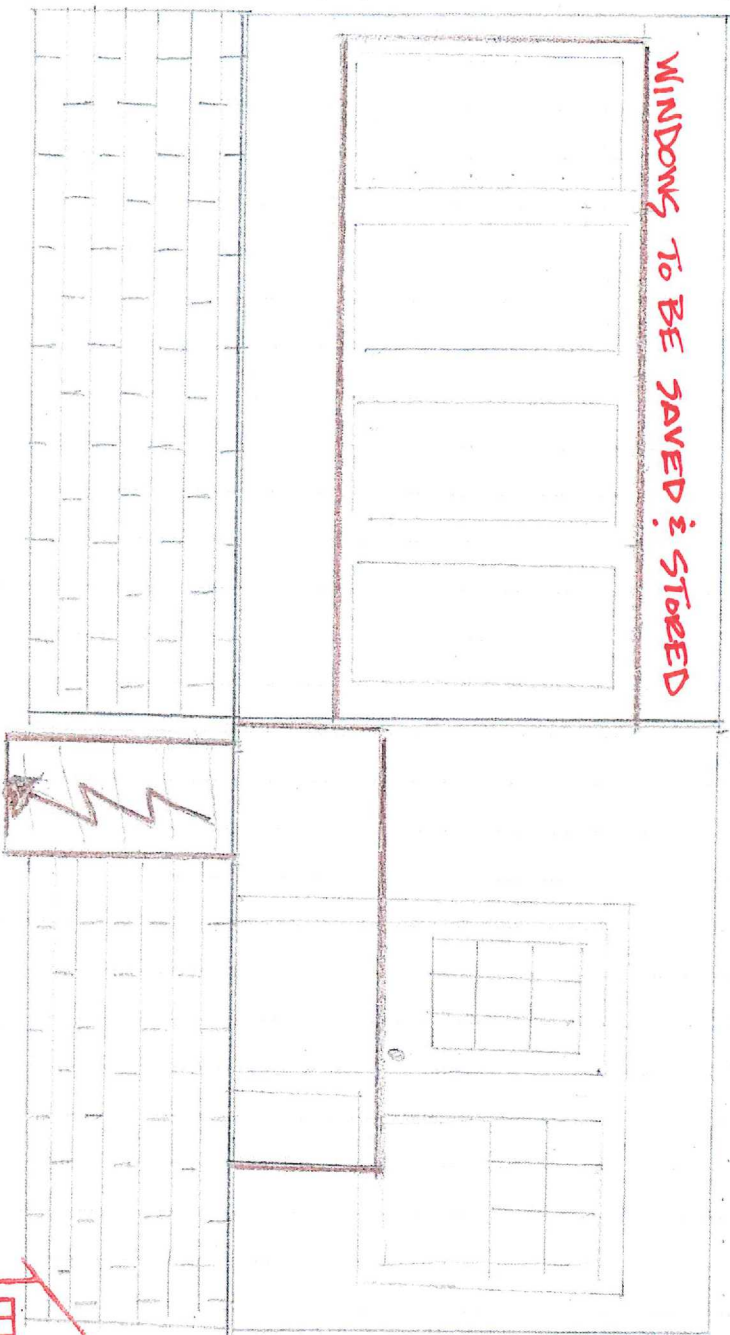


420 HERMITAGE CT





WINDOWS TO BE SAVED & STORED

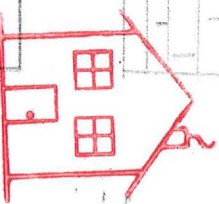


existing

← hand rail height

← deck ht

APPROVED



Charlotte  
Historic District  
Commission

Certificate of Appropriateness

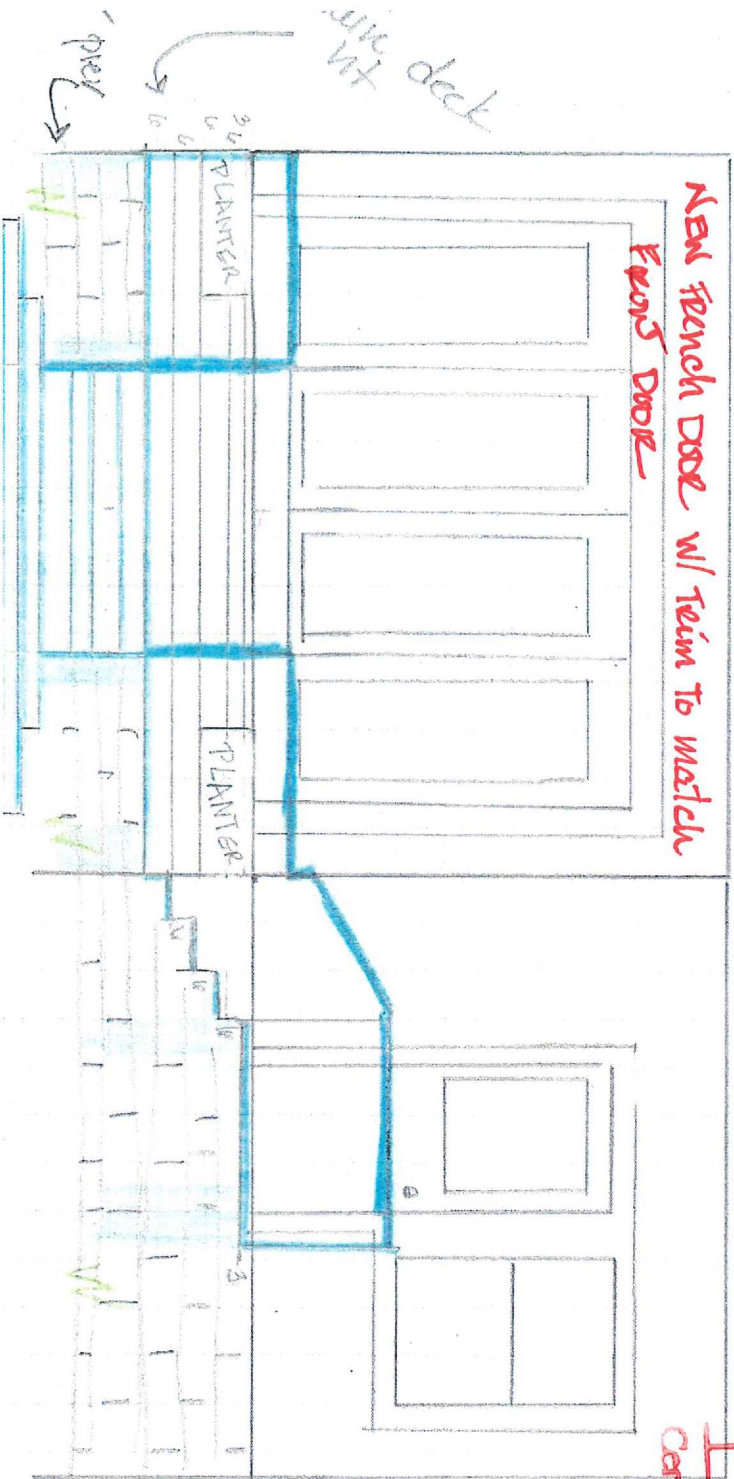
HDCADWLM

2019 - 00701

DESIGN DEC. 2019

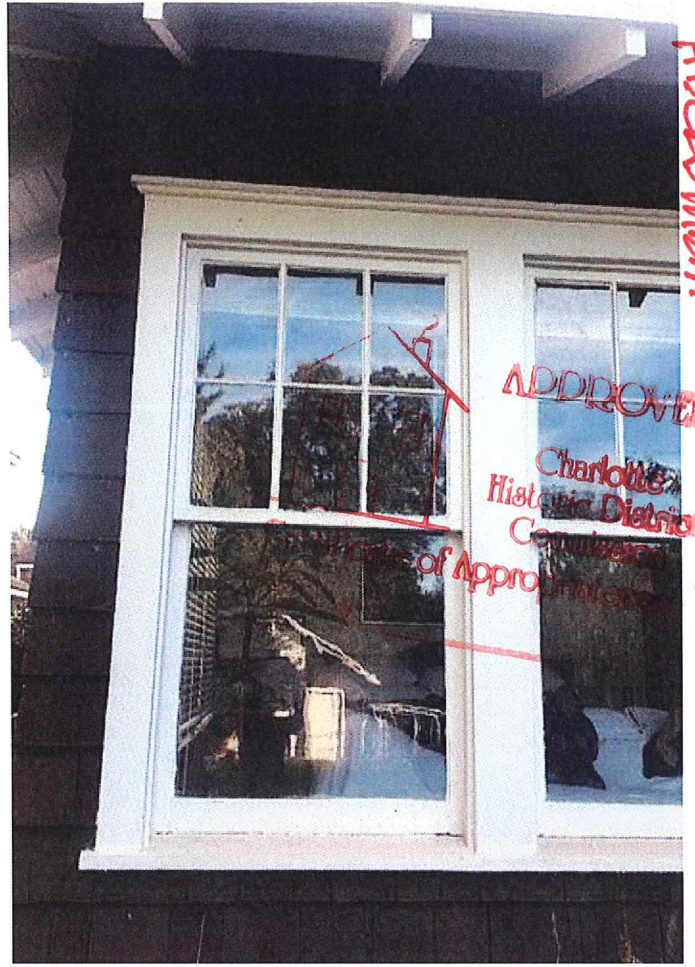
NEW French Door w/ trim to match

EXIST DOOR



← deck ht





DESIGN DEC 2019  
HDCADMAN-2019-00701

APPROVED  
Charlotte  
Historic District  
Commission  
Staff/Points of Appropriation

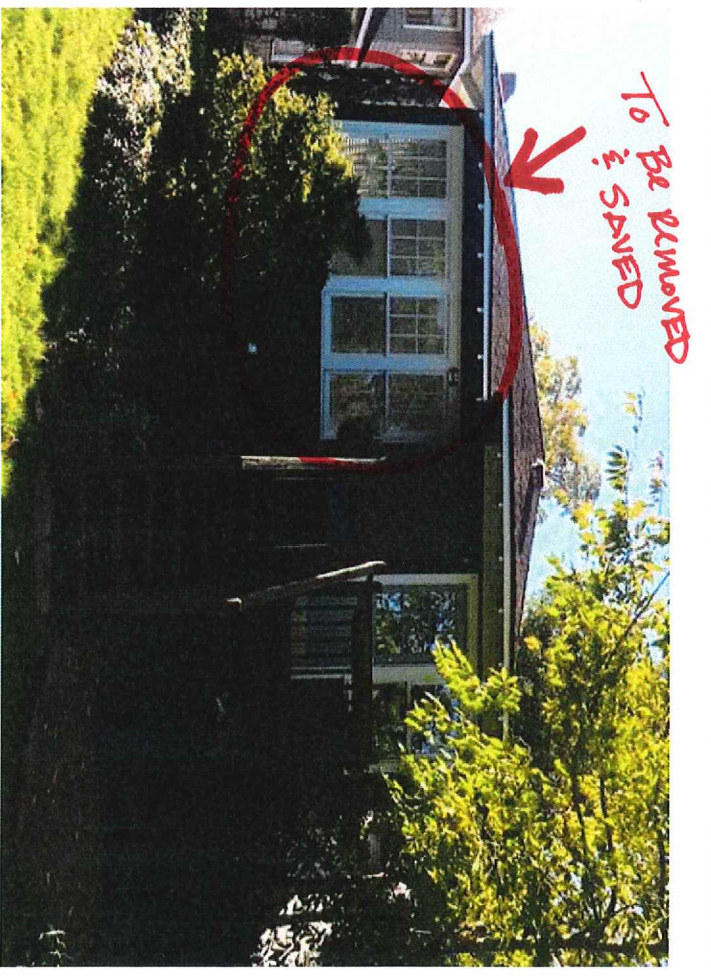
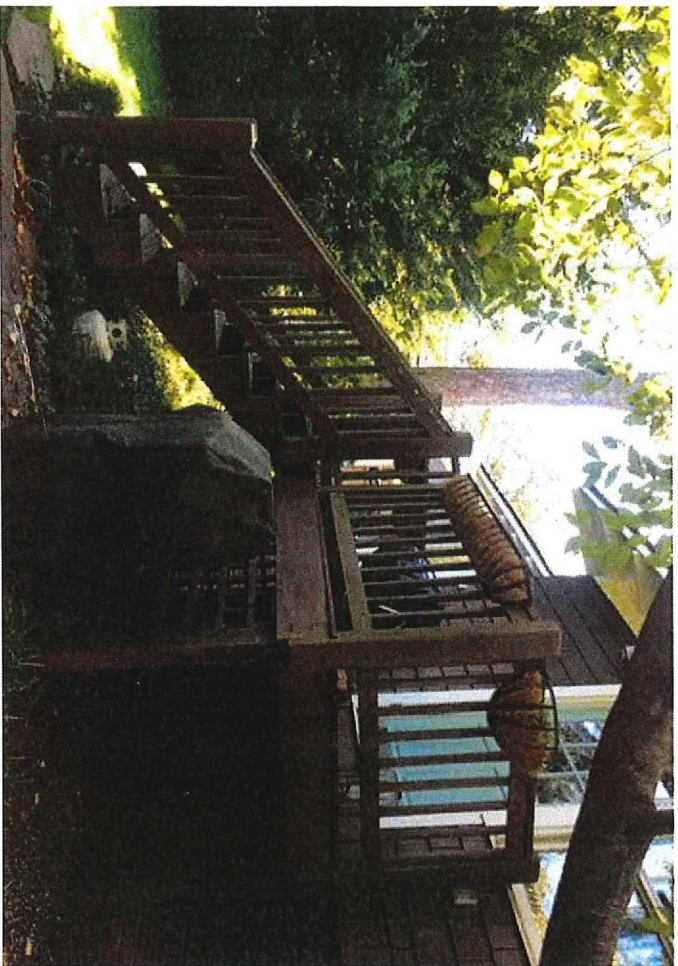


DOOR TRIM TO MATCH ↓



↓ WINDOW TO BE SAVED & STORED ↓





DESIGN Dec 2019

HDcAdmin - 2019 - 00701



DESIGN DEC 2019



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Charlotte  
Historic District  
Commission

Certificate of Appropriateness

HDCAD MEM  
2019-00701



porch column + rails to mimic  
original front porch

White painted wood columns/rails  
above deck balusters

To match  
EXISTING

Ipe decking

brick piers  
below deck level



To be removed:

existing deck, stairs - 61 sqft  
4 original windows

To be added:

deck - 360 sqft  
decking material : Ipe hardwood  
piers below decking: brick

4 panel Marvin Ultimate Sliding French Door  
wood construction  
SDL paned glass  
2 fixed, 2 movable panels  
12' x 8' dimension

PATIO - 305

STONE - TO MATCH THE HOUSE  
SAND OR BROWN COLOR



APPROVED

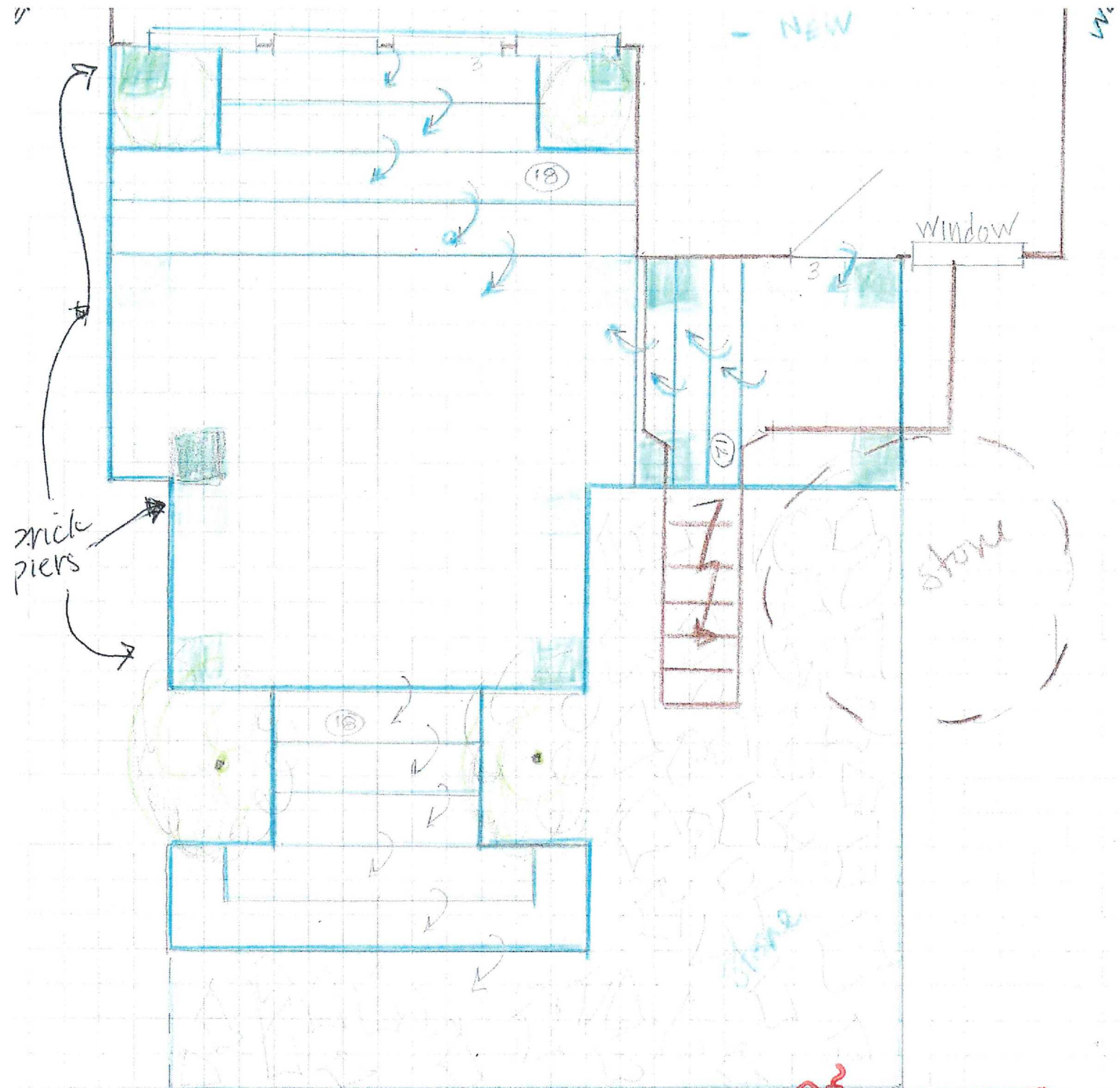
Charlotte  
Historic District  
Commission

Certificate of Appropriateness

HDCAD MEM

DESIGN DEC 2019





APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

• HDCA MEM

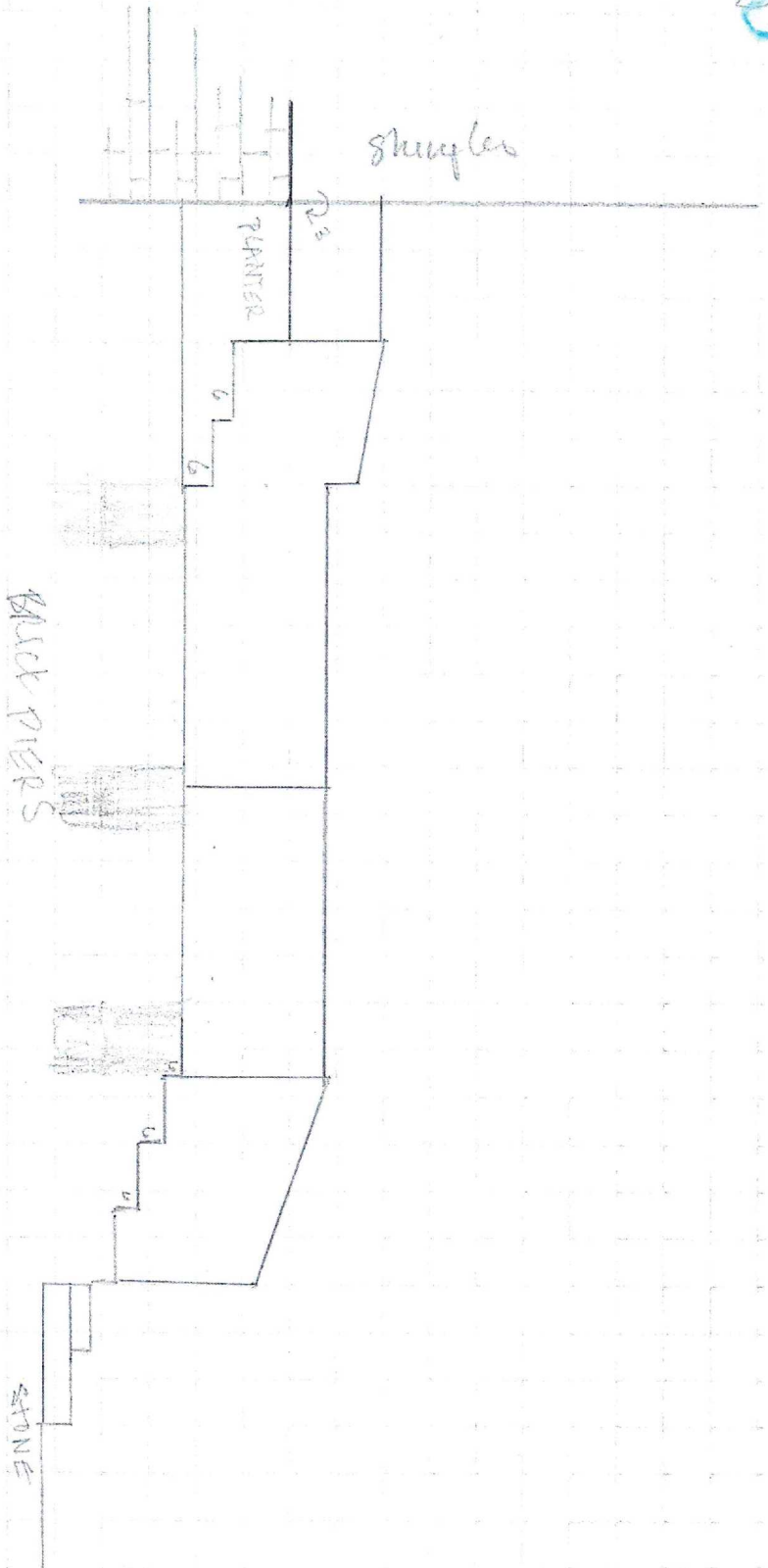
2019 - 00701

DESIGN DEC 2019

420 HERMITAGE CT



EAST  
ELEVATION



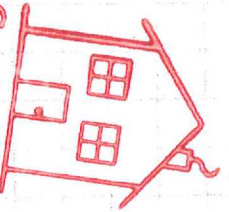
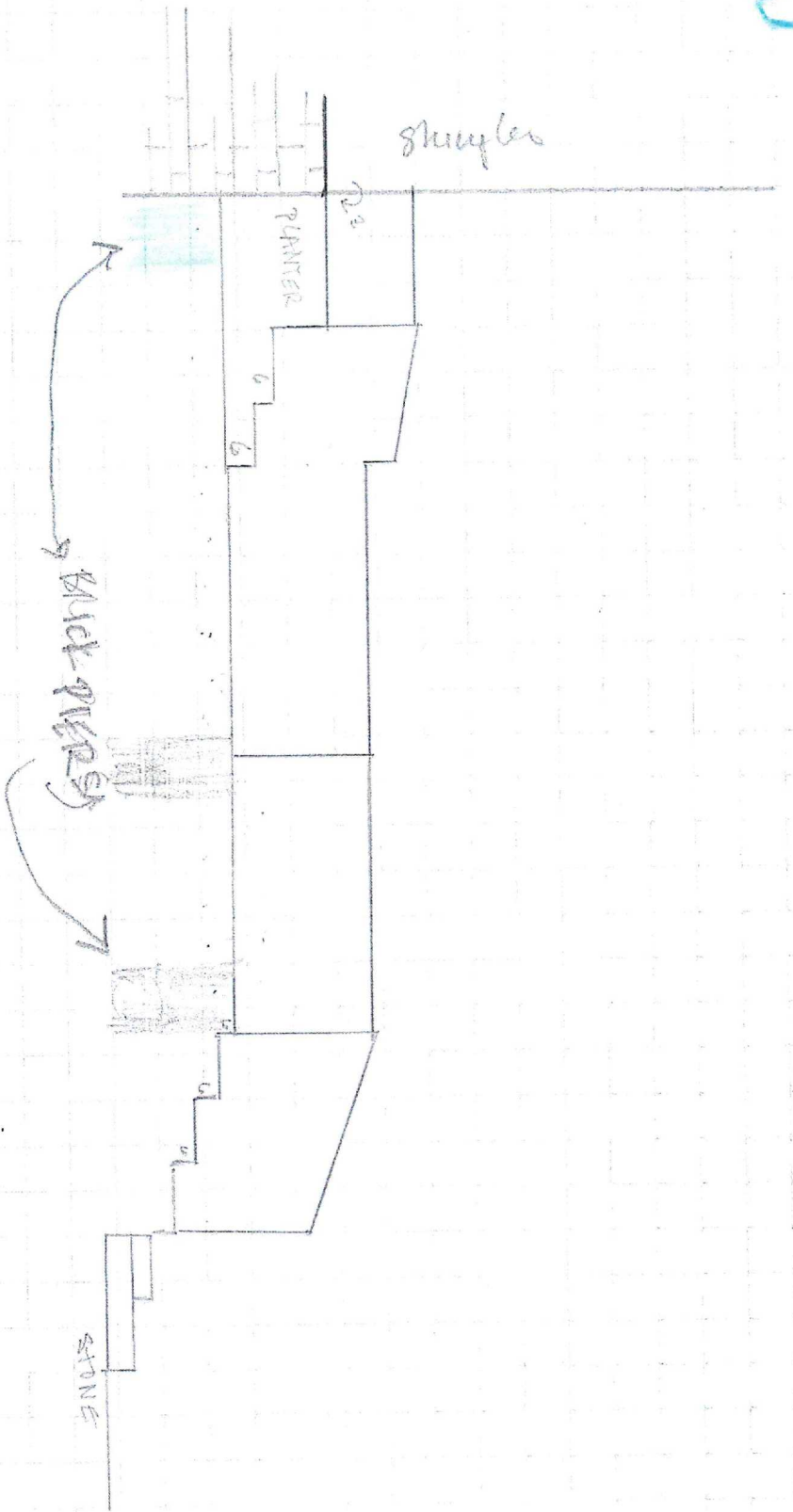
HDC AD mem

2019 - 02701

DESIGN DEC 2019



EAST  
ELEVATION



APPROVED

Charlotte  
Historic District  
Commission  
Certificate of Appropriateness

-HDCADMDM  
2019 - CD701  
DESIGN DES. 2019

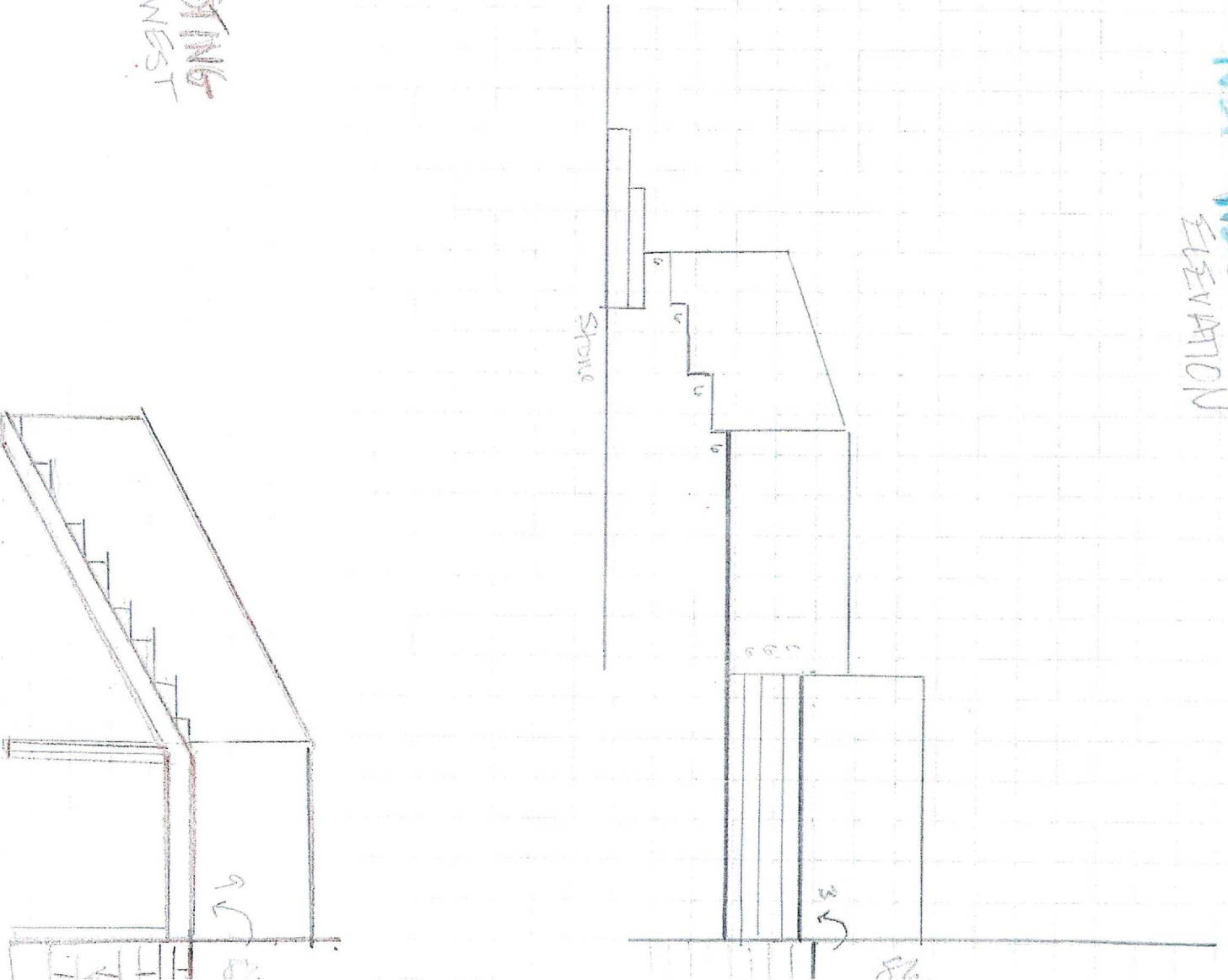


NEW WEST  
ELEVATION



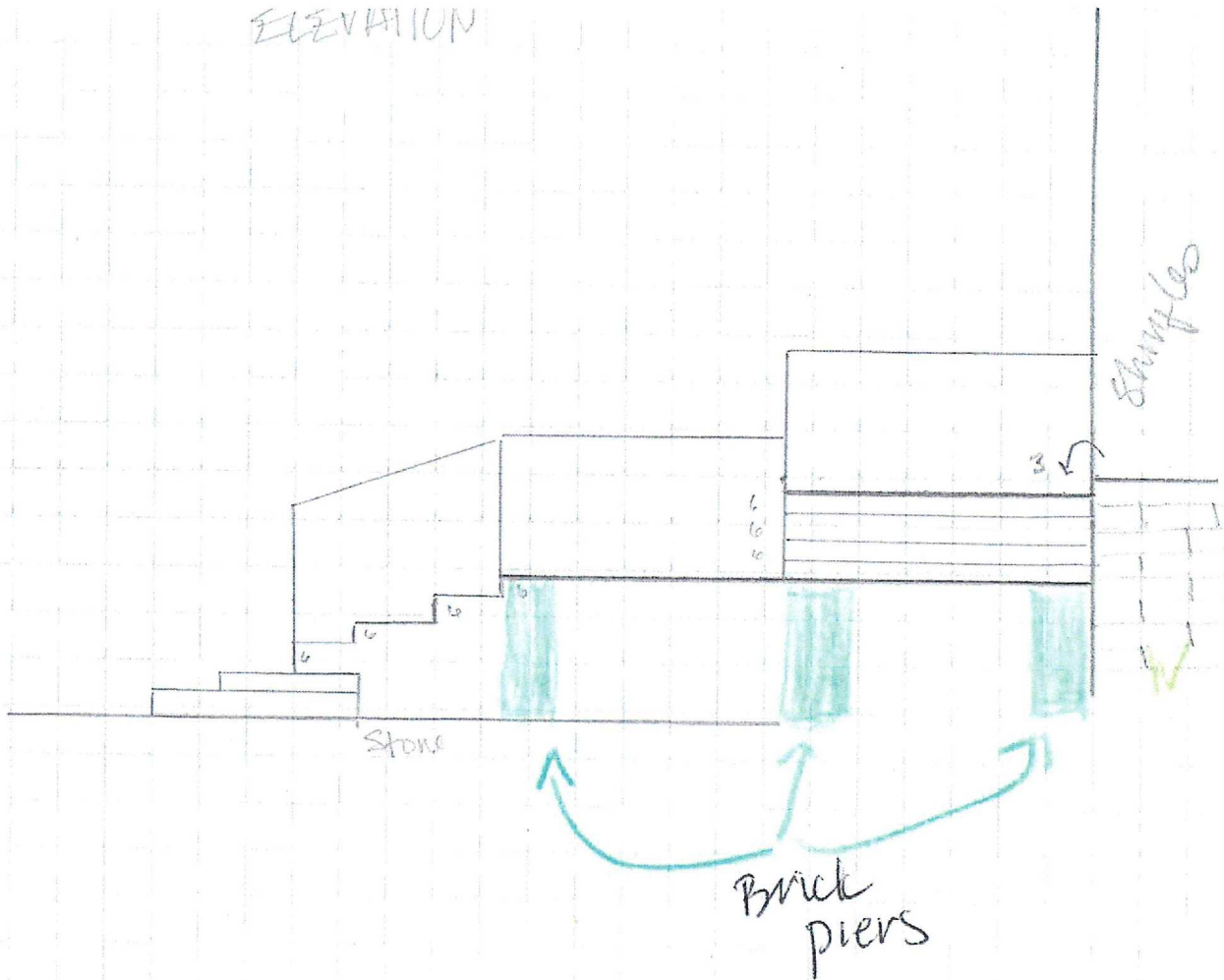
DESIGN DEC 2019

EXISTING  
WEST





ELEVATION



APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

HDC-ADMIN

2019 - 00701

DESIGN DEC 2019