



**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)

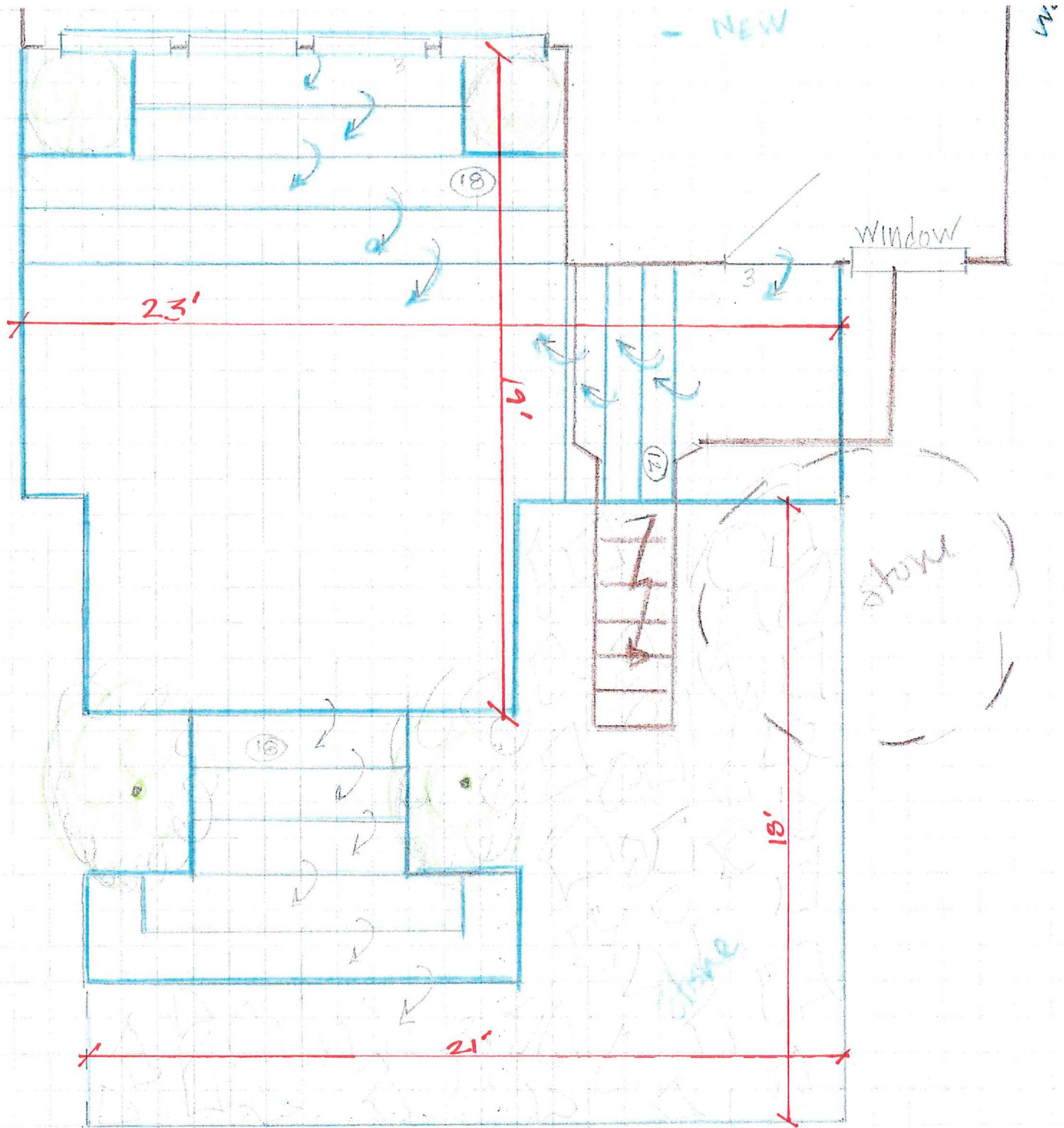
Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District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


APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 HDCAD MEM
 2019 - 00701
 DESIGN DEC 2019