



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00670 **DATE:** 7 November 2017

ADDRESS OF PROPERTY: 2005 Cleveland Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12106711

OWNER(S): William Lovelett

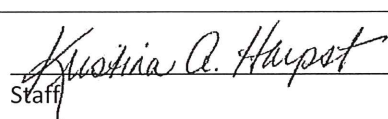
DETAILS OF APPROVED PROJECT: The project includes upgrading the electrical service panel, adding an HVAC unit at the rear of the property and the restoration of the original front porch. The front porch will be constructed according to the original plans documented in *Cotton Mills, Commercial Features: A Text-Book for the Use of Textile Schools and Investors* by Daniel Augustus Tompkins (1899). The front porch floor will be wood tongue and groove oriented perpendicular to the front door. The porch supports and rails will be wood and an additional simple metal handrail will be installed down the front steps. See attached plans.

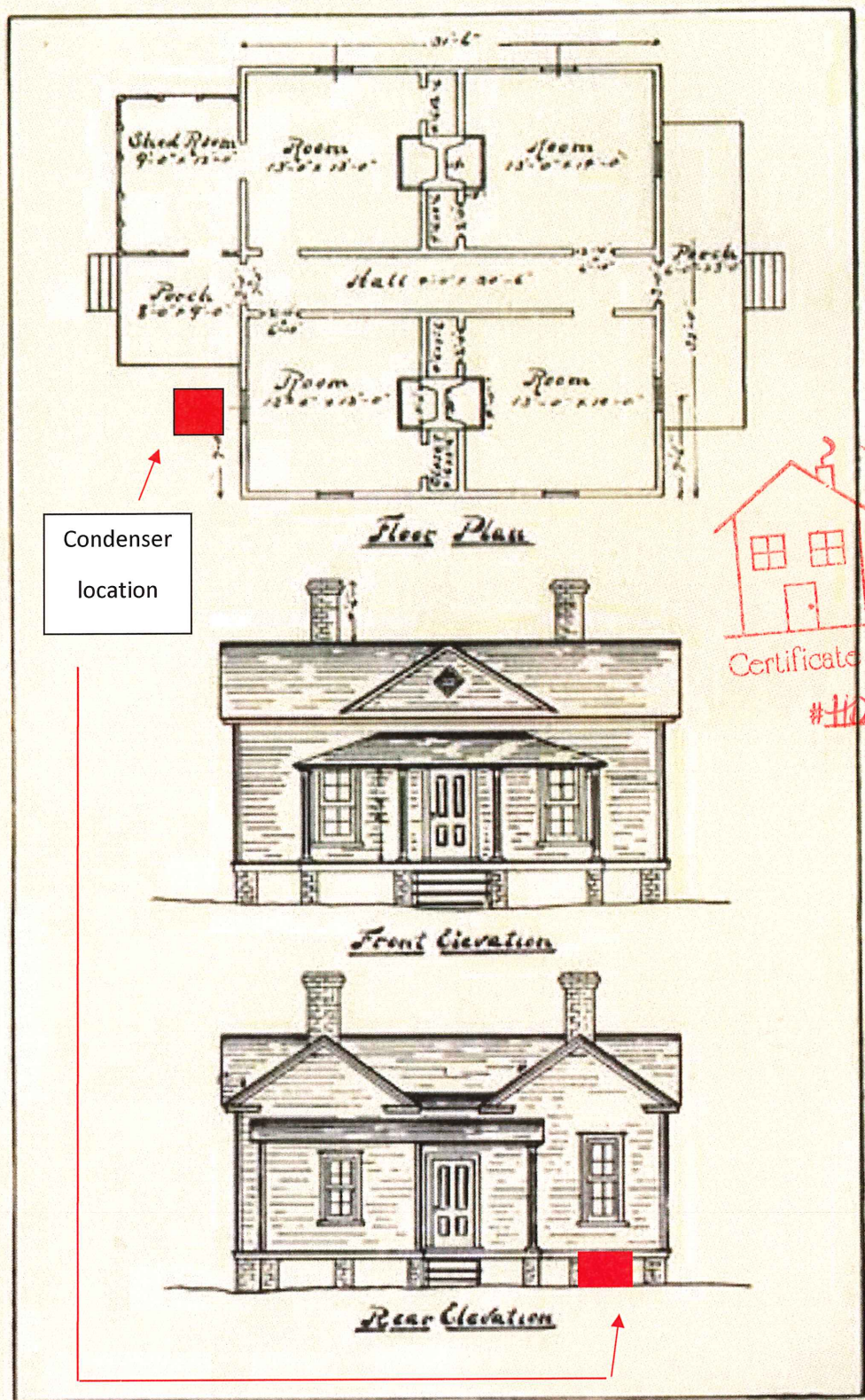
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Properly Documented Restoration Projects.
2. The material and design meets the applicable Policy and Design Guidelines.

- 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.

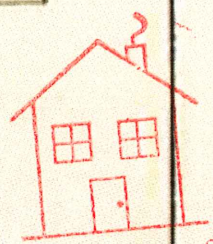
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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



Condenser
location



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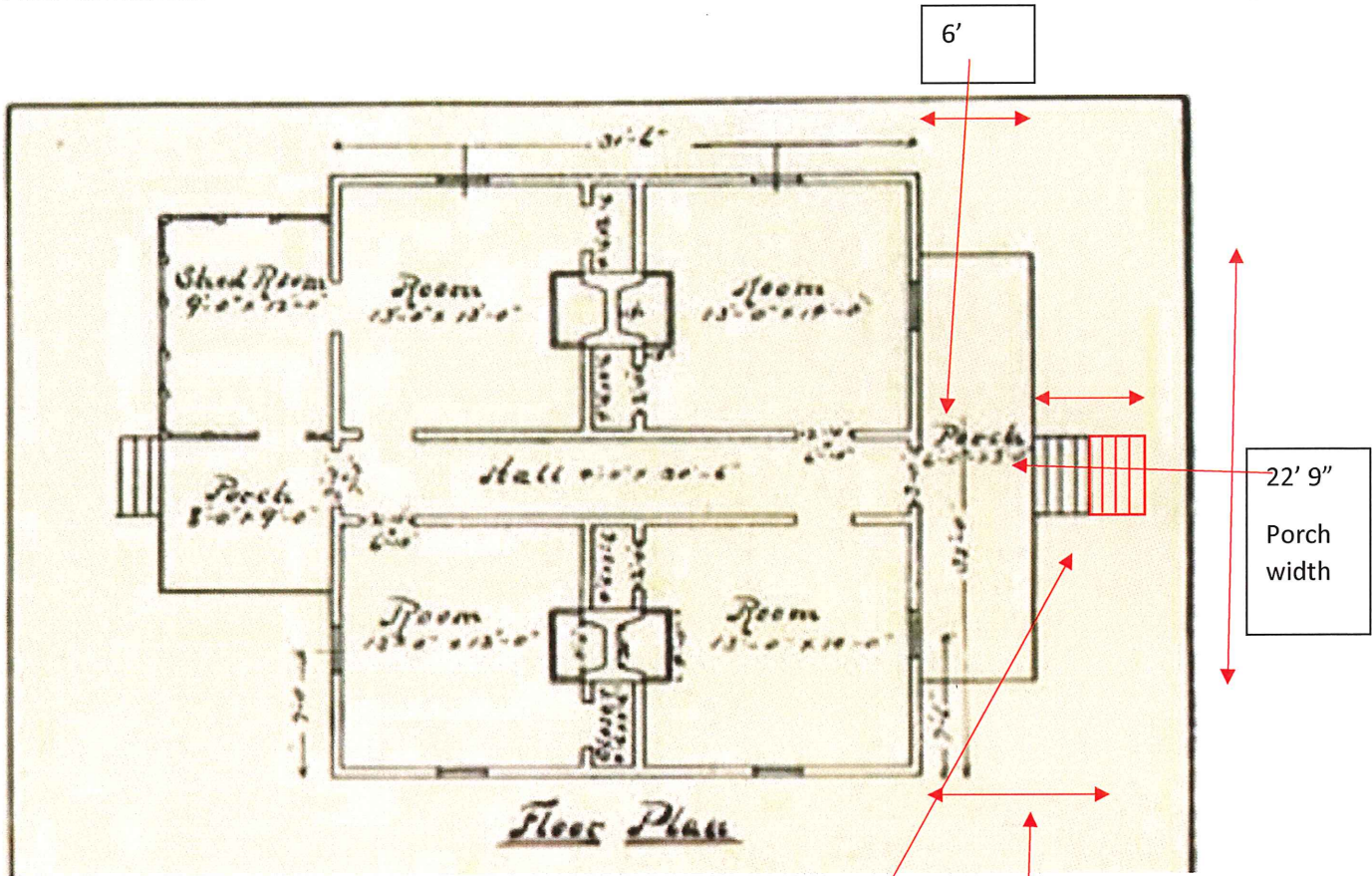
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#HDCADDM-2019-00670

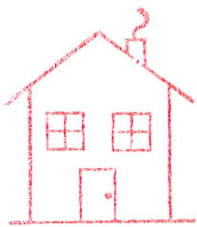
Fig. 36. Four-Room Gable House. Cost \$400

Porch dimensions



Stairs: 7' 6" total run – 8 steps, 5' 8.25" wide. Original plans show 4 steps; 8 steps would have been built originally and 8 are proposed.

Stairs and porch 13' 6". Equals distance from house to site evidence of former stairs (as seen in pictures below)



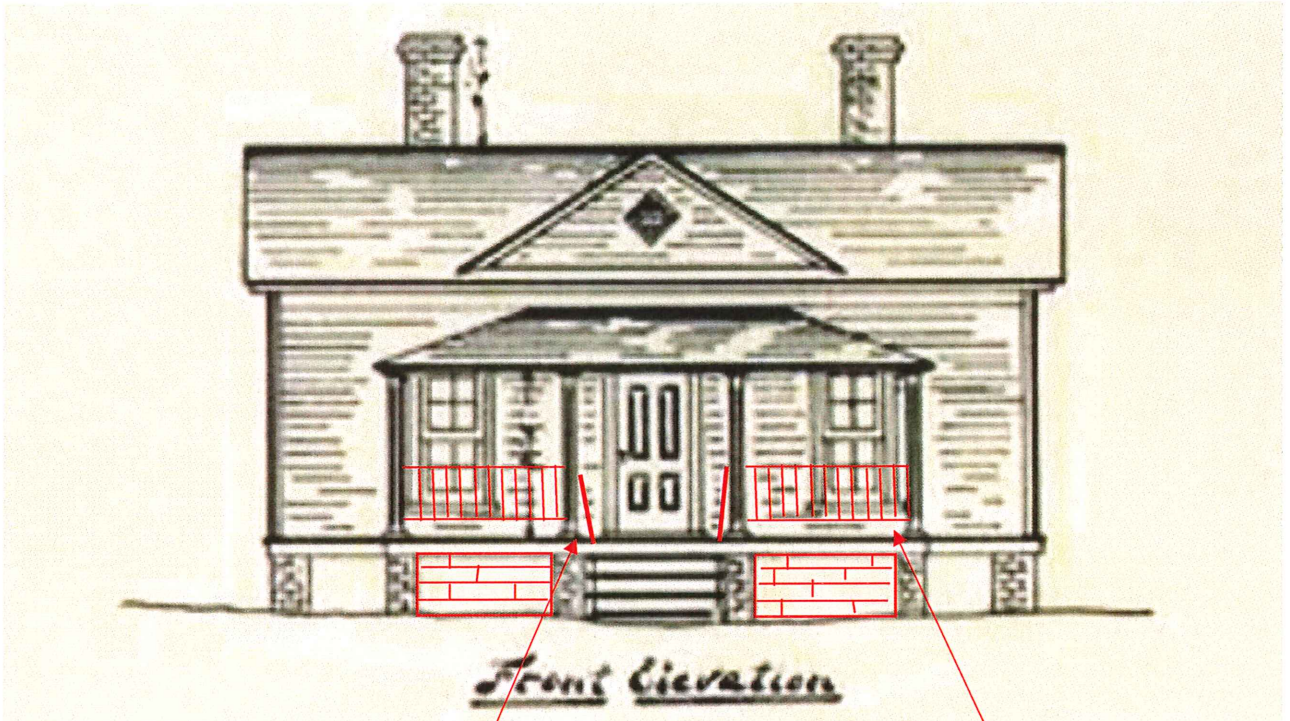
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Proposed front elevation



Brick foundation to follow original design, with 4 brick piers, with infill brick recessed 1 brick width behind piers.

Overall width: 22' 9"
4 Piers evenly spaced across porch width

Wood railing not originally specified in historic plans, but necessary for modern building codes. Railing is wood with 2"x2" square wood pickets (typ.)

Wrought Iron hand rails not originally specified in historic plans, but necessary for modern building codes. (typ.)

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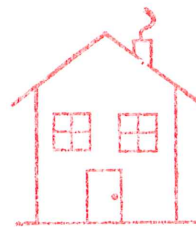
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Reference property to show brick porch foundation detail, brick steps detail (413 E. Tremont Ave)



Example of proposed brick steps.
Example also shows 8 steps (same as proposed).

Example of brick infill sections recessed 1 brick width behind brick piers. Unlike this example property, the brick piers will not extend past the porch floor.



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Former porch location, as seen in picture above from inside crawl space

Location of flashing for porch roof, has been replaced with a combination of plywood, beadboard from the house, and re-sided with newer siding on the right and left sides.

Former porch location



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Preservation Brief 45: Preserving Historic Wood Porches



Figure 19. Historic porches generally have railings that measure 28 to 30 inches in height from the floor. When additional height is necessary for safety, a simple rail, added for illustration purposes in this photograph, can usually be installed above the historic railing. Not only does this treatment allow retention of the historic balustrade, but it also has a minimum impact to the appearance of the porch. Photo: Charles Fisher.



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Reference property to show example handrail detail (508 East Kingston Ave)



Simple, wrought iron handrail, attached to the column at the top of the stairs. Proposal is to have identical handrails on both sides of stairs.


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