



**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** 16-01

**DATE ISSUED:** 1/19/16

**ISSUED TO:** Hunter Diefes

**NAME OF LANDMARK:** McEwen-Moore Farmhouse

**ADDRESS OF LANDMARK:** 2015 Moore Road  
Matthews, NC 28105

**TAX PARCEL NUMBER:** 21510309


**ADDRESS OF APPLICANT:** 2334 S. 41<sup>st</sup> Street  
Wilmington, NC 28403

**APPLICANT'S TELEPHONE NUMBER:** (910) 512-0155

**The Historic Landmarks Commission has reviewed the proposed activity and has found the following aspects to be in compliance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and, therefore, has found them to be appropriate:**

Renovations to the house, as described in the attached plans and Scope of Work.

**This Certificate of Appropriateness is valid for a period of six (6) months from the date of issuance. Failure to procure a building or demolition permit with a six-month period will be considered as a failure to comply with this Certificate, and the Certificate will become invalid. If a building or demolition permit is not required, the approved activity must be completed within a six-month period from the date of issuance. This Certificate can be renewed by the Historic Landmarks Commission upon written request for the applicant with a valid reason for failure to comply with the six-month deadline. This Certificate in no way removes the responsibility of the owner of a structure in a local historic district to obtain a Certificate of Appropriateness from the Charlotte Historic District Commission.**

**By:**  \_\_\_\_\_, Preservation Planner, Charlotte-Mecklenburg Landmarks Commission.



## **General Scope of Work**

Name of Landmark: McEwen-Moore Farmhouse

Address of Landmark: 2015 Moore Rd. Matthews, NC 28105

Owned by: LIBERTY HEALTHCARE PROPERTIES OF NORTH CAROLINA, LLC  
2334 South 41st Street  
Wilmington, NC 28403

Tax Parcel Number (s) of the Historic Landmark: 21510309

### **Outside Work**

1. Add ADA concrete ramp opposite to steps leading into covered porch
2. Install new HVAC that would hook up with floor vents
  - a. HVAC unit will be located on backside of house, outside of kitchen area
3. LG mini slip AC unit will be installed on back of house, in either room #5 or room #6 above the shed roof.
  - a. AC unit will be hooked up to new electrical box that is on back of house

### **All Rooms**

1. Repair all cracks and drywall in all rooms and stains on ceiling
2. Wallpaper to be removed from all rooms
  - a. Basic paint job in all rooms (color has not been administered)
3. Fire safety (exit signs and strobes) will be hung according to code throughout.
4. Add windows where they are currently boarded up, consistent with the windows already there.
5. Floors to be professionally cleaned/polished

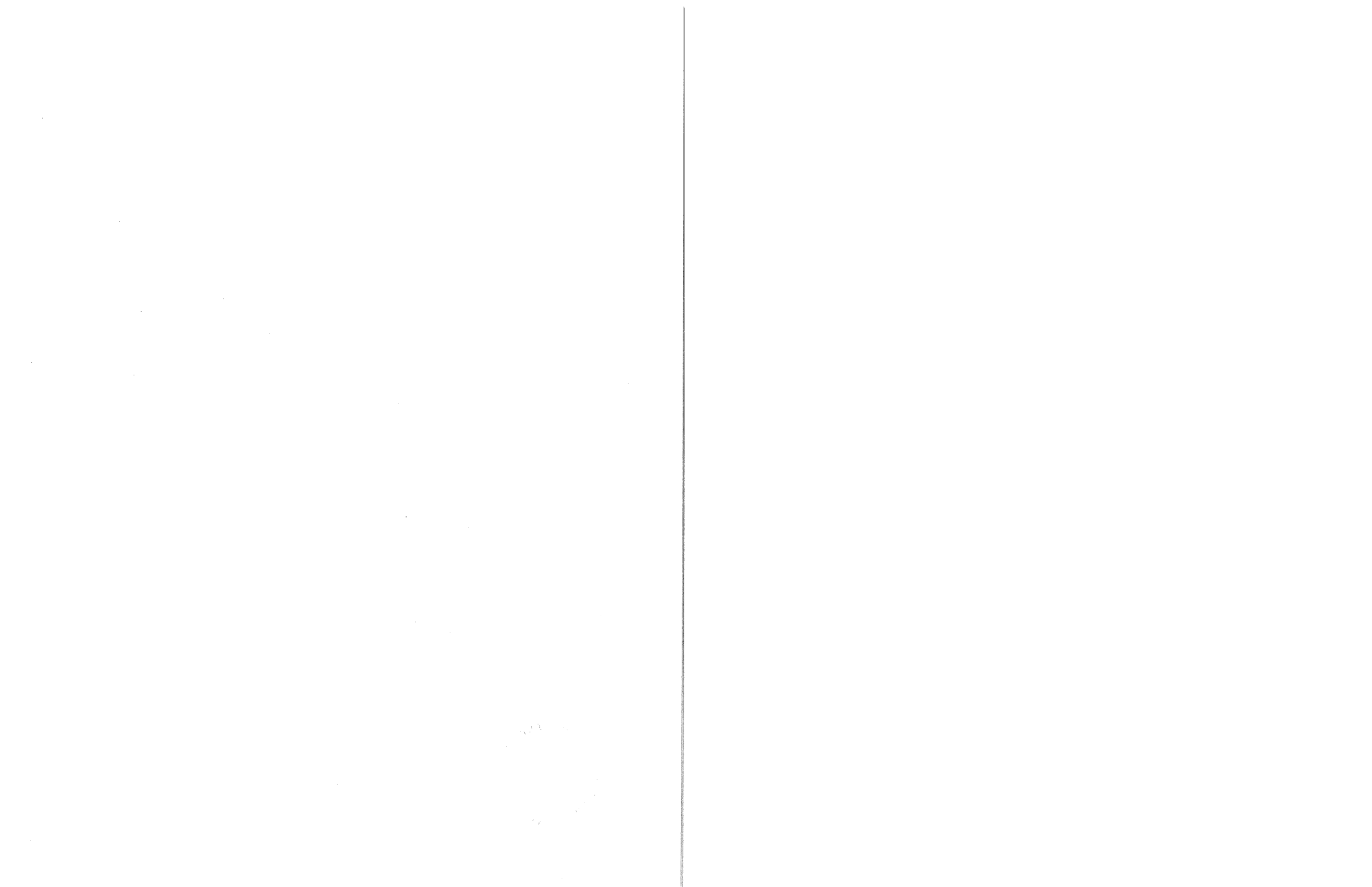
### **Restroom**

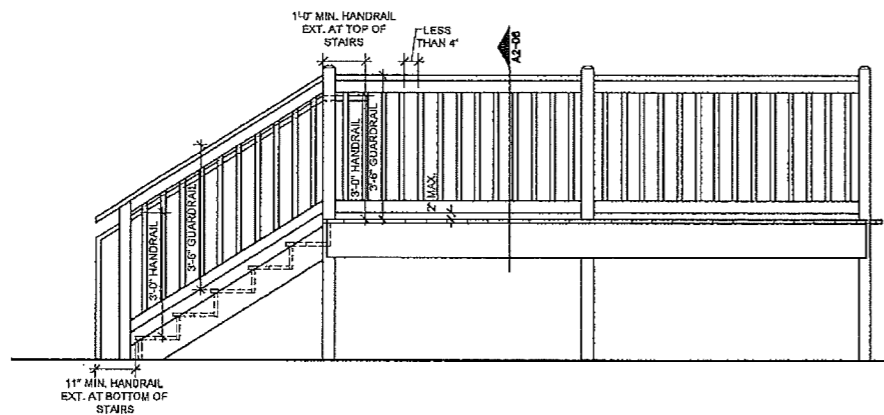
1. Remove tub and move the toilet to where the tub is sitting. Add new sink where toilet is currently located.
2. This bathroom will be accommodated to ADA approval
3. Remove door between Room #3 and bathroom. Keep door that is in covered porch
4. New tile to be put into bathroom

### **Kitchen**

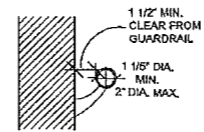
1. Cabinets to be cleaned and painted for a "Face-lift" but will comprise of same color
  - a. Repair all cracks and drywall and missing tiles on ceiling
  - b. Basic paint job to be administered (color has not been chosen)
2. Floors to be professionally cleaned/polished

All work is extremely basic and cosmetic. There will be no demolition or alteration of the basic interior. We are looking to keep the historic integrity of the home, while also getting the Farmhouse back to an operational manner.

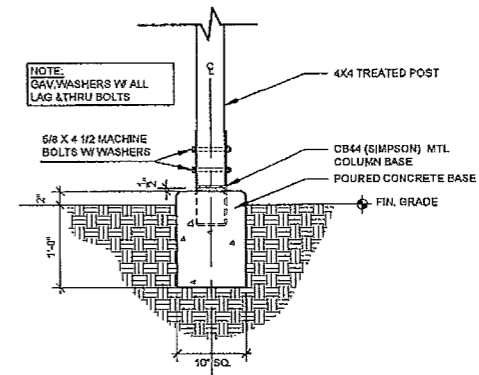




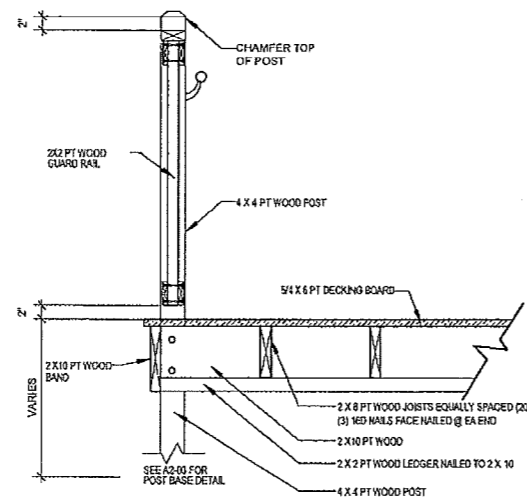
**STAIRS**  
elevation  
SCALE: 1/2" = 1'-0"  
**08**



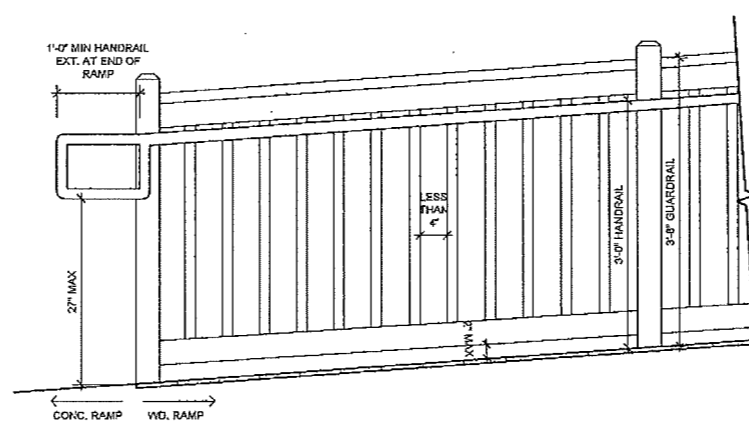
**HANDRAIL**  
detail  
SCALE: 1" = 1'-0"  
**05**



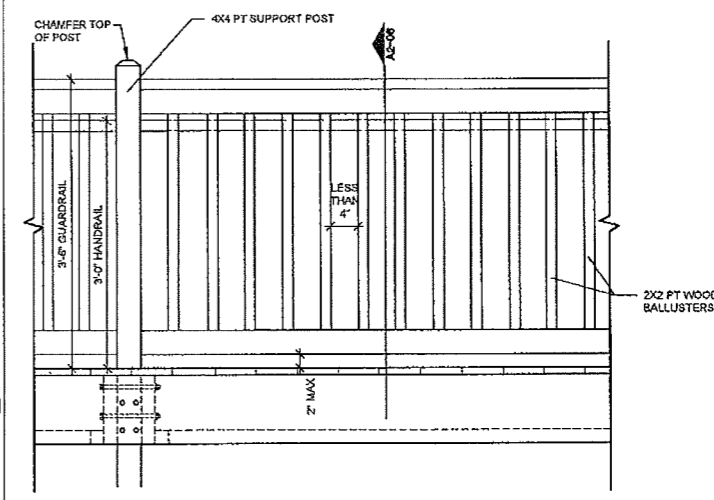
**4X4 POST BASE**  
detail  
SCALE: 1" = 1'-0"  
**03**



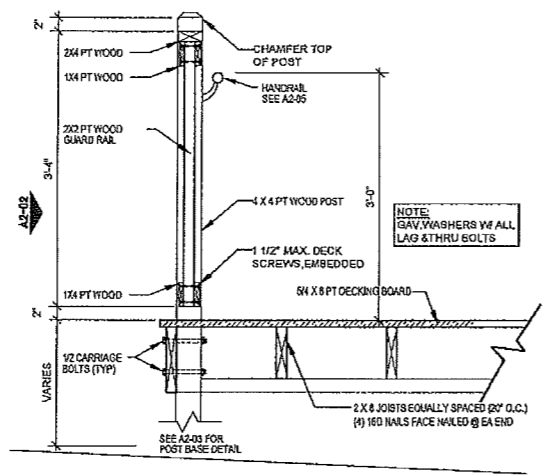
**JOIST**  
section  
SCALE: 1" = 1'-0"  
**07**



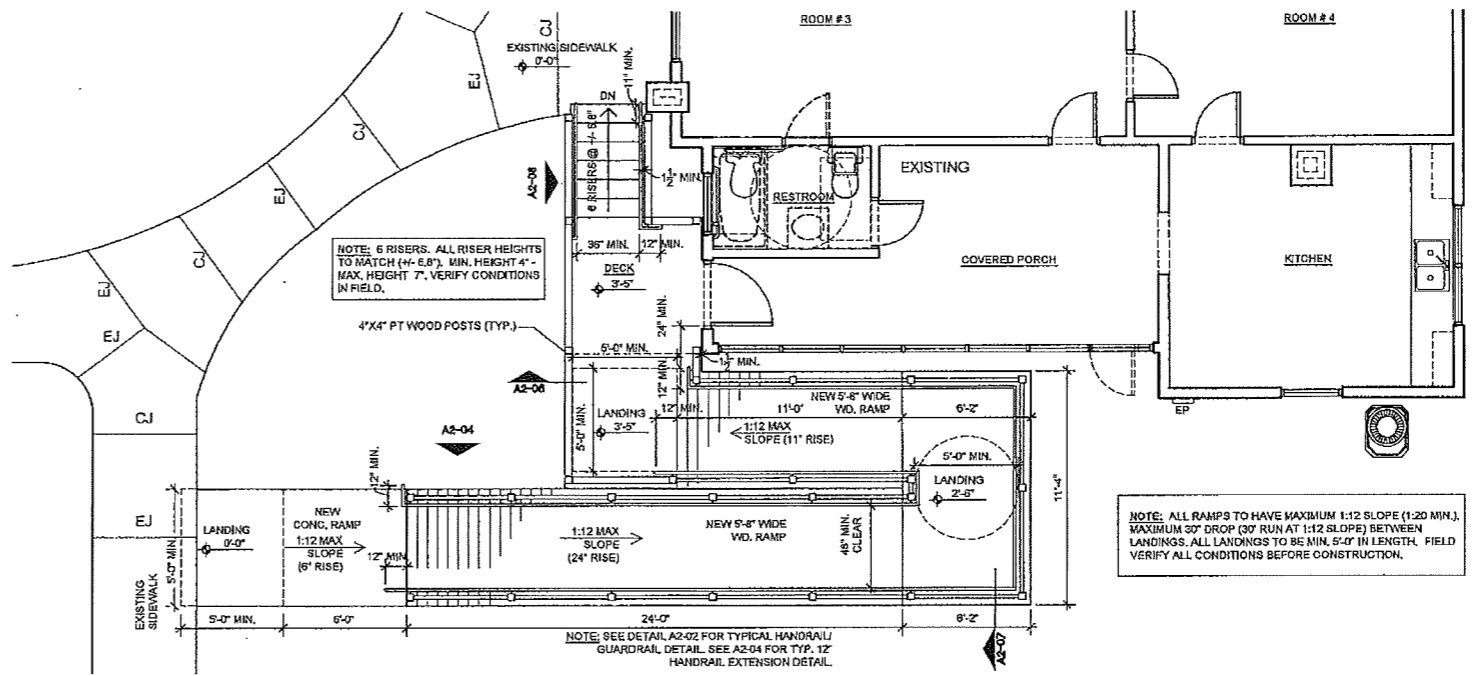
**HANDRAIL EXTENSION**  
detail  
SCALE: 1" = 1'-0"  
**04**



**HANDRAIL/GUARDRAIL**  
elevation  
SCALE: 1" = 1'-0"  
**02**



**HANDRAIL/GUARDRAIL/JOIST**  
section  
SCALE: 1" = 1'-0"  
**06**



**RAMP + STAIRS**  
plan  
SCALE: 1/4" = 1'-0"  
**01**

**akai**  
ARCHITECT  
KURMASKIE  
ASSOCIATES,  
INC.

1030 Washington St.  
Raleigh, NC 27605  
Phone: 919-846-1000  
Fax: 919-846-3004  
ARCHITECT@AKAI.COM

THE DRAWINGS AND DESIGN SHOW ARE THE PROPERTY OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED AND ANY VIOLATION OF THESE RIGHTS IS SUBJECT TO LEGAL ACTION.  
COPYRIGHT 2015 AAAA ARCHITECT KURMASKIE ASSOCIATES INC.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

addition/alteration/renovation for:  
**MC EWEN-MOORE  
FARMHOUSE**  
2015 MOORE RD.  
MATTHEWS, NC 28105

Project Reference Numbers  
Architect's Project No. 150021  
Drawn By: SZ

REVISIONS	
NO.	DESCRIPTION

DATES	
PHASE	ISSUED
PRELIMINARY	08/25/2015

ENLARGED PLANS,  
ELEVATIONS,  
+ DETAILS  
SHEET NUMBER  
**A2**

akai

ARCHITECT  
KURMASKIE  
ASSOCIATES,  
INC.

1030 Washington St.  
Kaleigh, NC 27605  
Phone: 919-846-1600  
Fax: 919-846-9404  
ARCHITECTSNET.COM

THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY  
OF ARCHITECT KURMASKIE ASSOCIATES, INC. THE  
REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE  
WRITTEN CONSENT FROM THE ARCHITECT IS PROHIBITED  
AND ANY VIOLATION OF THESE RIGHTS IS SUBJECT TO  
LEGAL ACTION.  
COPYRIGHT 2015 AIA  
ARCHITECT KURMASKIE ASSOCIATES (INC.)

PRELIMINARY  
NOT FOR  
CONSTRUCTION

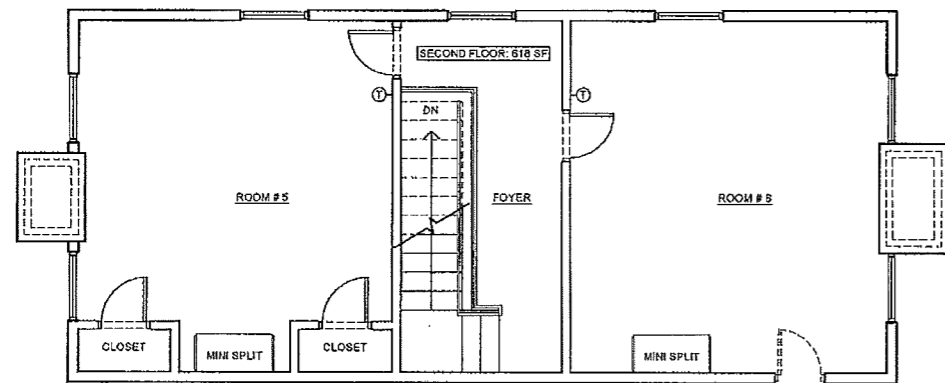
addition/alteration/renovation for  
**MC EWEN-MOORE  
FARMHOUSE**  
2015 MOORE RD.  
MATTHEWS, NC 28105

Project Reference Numbers	
Architect's Project No. 150021	
Drawn By: SZ	
REVISIONS	
DATES	
PHASE	ISSUED
PRELIMINARY	08/25/2015

FLOOR PLAN

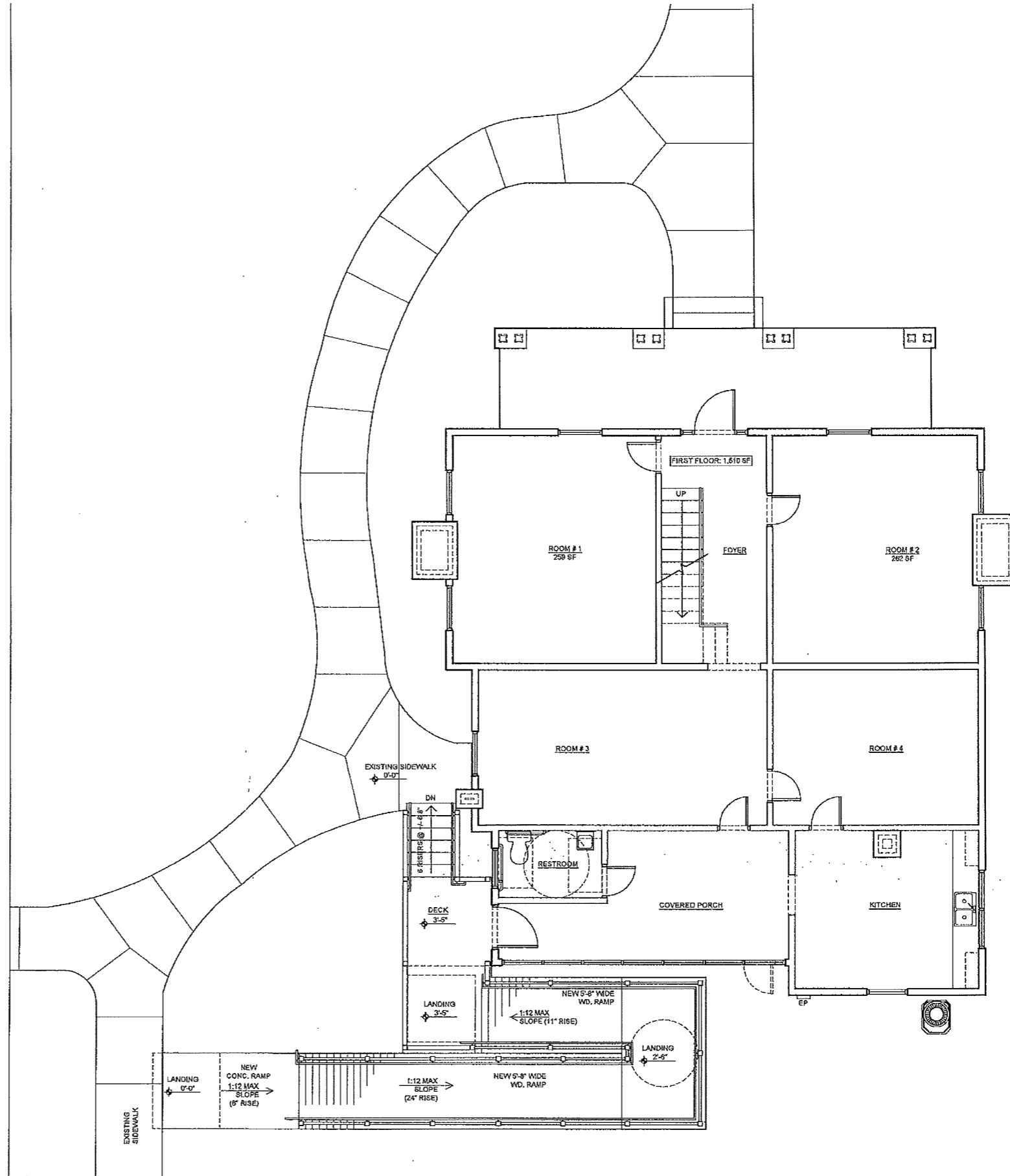
SHEET NUMBER

A1



SECOND  
floor plan  
SCALE: 1/4" = 1'-0"

02



FIRST  
floor plan  
SCALE: 1/4" = 1'-0"

01