



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-128

DATE: September 23, 2014

ADDRESS OF PROPERTY: 1701 Park Road

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12311305

OWNER(S): RAM Construction

DETAILS OF APPROVED PROJECT: The project is construction of a new two story single family house. The front setback is approximately 68.5' from the back of curb to the thermal wall, or behind the established setback of the adjacent structures. Total height is approximately 30' from FFE to ridge. Primary façade materials include wood siding and cedar shake. Windows are wood double hung and casement. See attached plans.

The project was approved by the HDC September 23, 2014.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

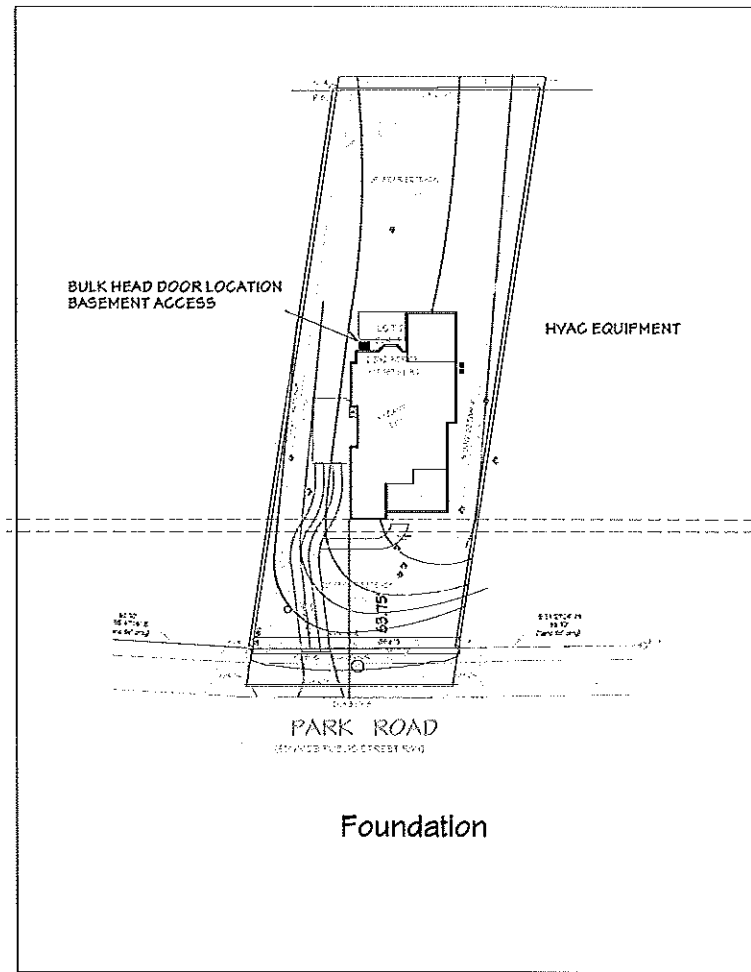
SURVEY/ SET BACK

NOTE:

- NO TREES TO BE REMOVED
- FORMAL LANDSCAPE PLAN TO BE SUBMITTED TO STAFF FOR APPROVAL
- LOCATION OF BASEMENT EGRESS



DESIGN BUILD



SURVEY

LEGEND:

R/W	RIGHT OF WAY
N/T	NEW OR FORMERLY
NLRB	NEW IRON REBAR
ELR	EXISTING IRON REBAR
ELP	EXISTING IRON PIPE
C.P.	CALCULATED POINT ONLY (see point found or set)
D BK	DEED BOOK & PG.
P.D.E.	PUBLIC DRAINAGE ESM/ (UTILITY NUMBER)
U.T.	UTILITY
---	EASEMENT LINE
---	FENCE (PRIVACY)
O.P.L.	OVERHEAD POWER LINE
P.P.O.P.	POWER POLE
P.	PORCH
S.	STOOP
FND.	FOUND
M BK	RECORDED MAP BK & PG.
E.	PROPERTY LINE
■	HVAC UNIT

CURRENT CHAR-MECK ZONING R-S
(From 05/12/14)

NOTING NOTES ON RECORDED PLAN: NONE
BUILDING SETBACK LINES SHOWN ON LOT ARE FROM (05/14-MECK) R-S ZONING AS NOTED BELOW:
FRONT-30 FT. SIDE-5 FT. REAR-35 FT.
(From 5/14/14)

PARCEL NOTES:
1-THE LOT SHOWN HERE, THE DESCRIPTION OF SAID LOT IS FROM A METES AND BOUNDS DESCRIPTION (see deed). THIS LOT HAS NO FORMAL LOT / BLOCK #, HOWEVER THIS LOT AND OTHER ADJACENT LOTS TO BE SHOWN ALL AS SHOWN ON A RECORDED PLAN TITLED "PORTION OF CALSWORTH" AND IS SHOWN IN PLAT BK 987 44 PG 578.
2-IN THE DEED REFERENCE AND PLAT, "SCHOOL AVENUE" IS REFERRED TO AS THE STREET. THIS STREET IS NOW KNOWN AS PARK ROAD.

LEGAL REFERENCES:
1. - RECORDED PLAN (MAP) IN MAP BK 987, PG 578. (NO DATE POSTED). See map Parcel 181 #1. As the legal description of this parcel is not performed to make to this job, (which shall show all of the area)
2. - DEED-RECORDED IN D BK 17072, PG 658. (-to COOKEY)

GENERAL NOTES:
1. F.E.M.A. FIRM PANEL # 37104 84300 K, DATED: 2-18-14 - ZONE X. PARCEL IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA.
2. DIMENSIONS SHOWN ARE IN FEET (F.T.) & DECIMAL PARTS OF A FT. ("). (1" = 12 inches / 0.0833 = 1/12 inch)
3. DEED RESTRICTIVE COVENANTS, IF ANY, WERE NOT FURNISHED FOR THIS SURVEY. THEREFORE THERE MAY BE ITEMS OF RECORD WHICH AFFECT THE LOT, NOT NECESSARILY SHOWN HERE.
I HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY, MADE UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN BELOW, AND THAT THIS SURVEY AND MAP COMPLY WITH THE MINIMUM REQUIREMENTS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD OF LAND SURVEYORS.

JEFF HLADUN
LAND SURVEYOR
6848 LEBANON ROAD
CHARLOTTE, NC 28227
Ph. & Fax (704) 900-8152
email: jhladun@ramdesignbuild.com

RAM CONSTRUCTION (CONTRACTOR)
1701 PARK RD., CHARLOTTE
BRENNAN & COLLEEN D. OGONEY

MAP DATE: JUNE 17, 2014
FILE #: 214487.01
TAX L#: 123 113 05
DSK #: cd 4, DWG
FORM CRE: 007 m / d e / jh

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Charlotte
Historic District
Commission
Certificate of Appropriateness
2014-176

HDC SUBMISSION
SUPPLEMENTAL

PLAT PLAN
SURVEY

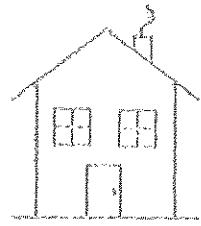
1701 EAST PARK ROAD
CHARLOTTE, NC 28203
FRANK AND CONNIE REED

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
124 McDONALD AVE
CHARLOTTE, NC
704-278-4175

DATE:
8/28/2014

SCALE:
SCALE: 1"=30'

SHEET:
A-1

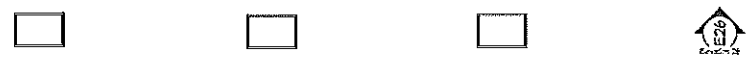
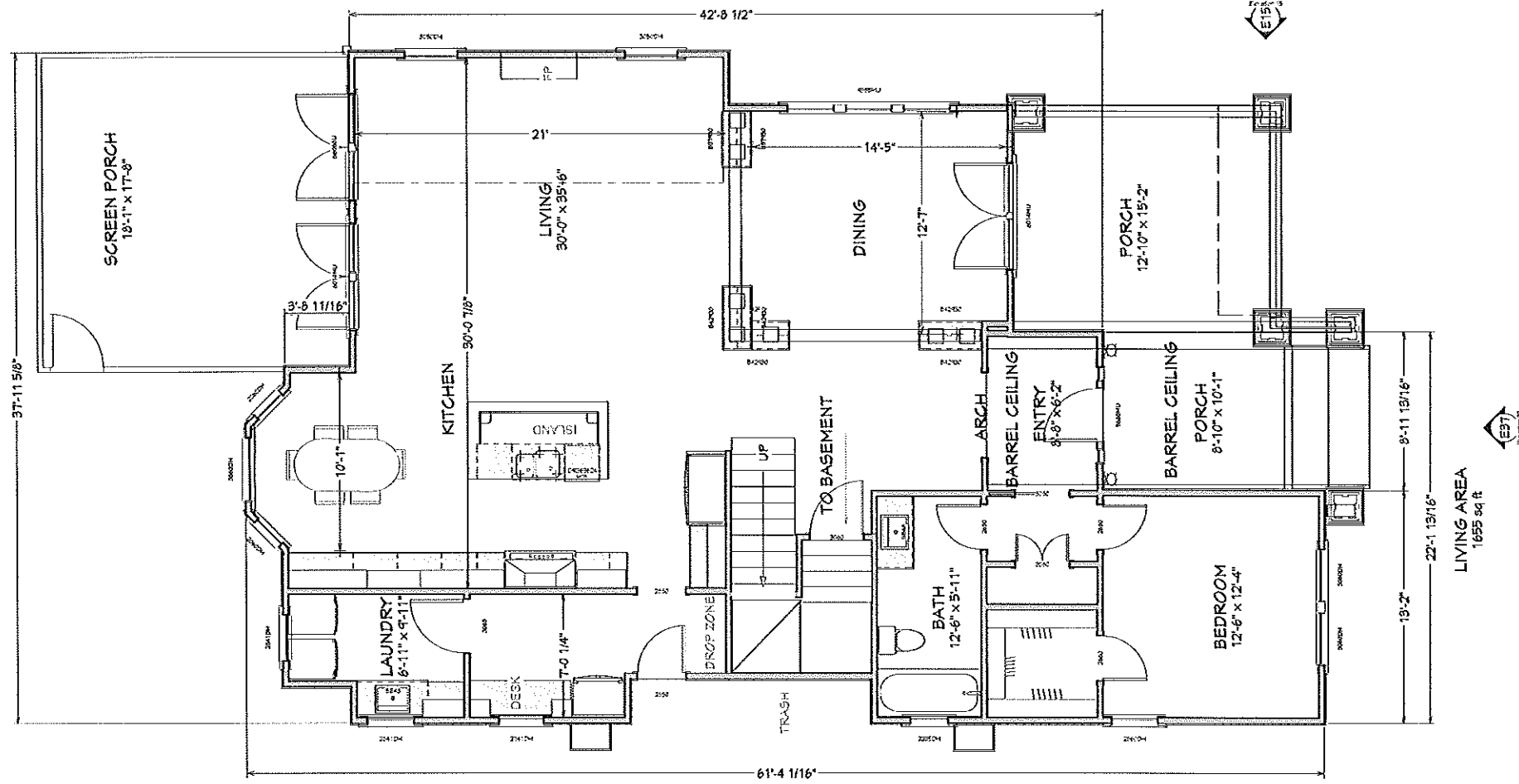


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Certificate of Appropriateness

2014-128



HDC SUBMISSION
SUPPLEMENTAL

1st Floor

1701 EAST PARK ROAD
CHARLOTTE, NC 28203
FRANK AND CONNIE REED

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
124 McDONALD AVE
CHARLOTTE, NC
704-298-9115

DATE:

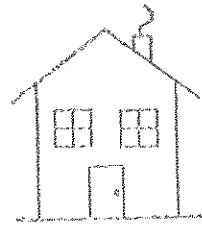
8/28/2014

SCALE:

1/4"=1'

SHEET:

A-2

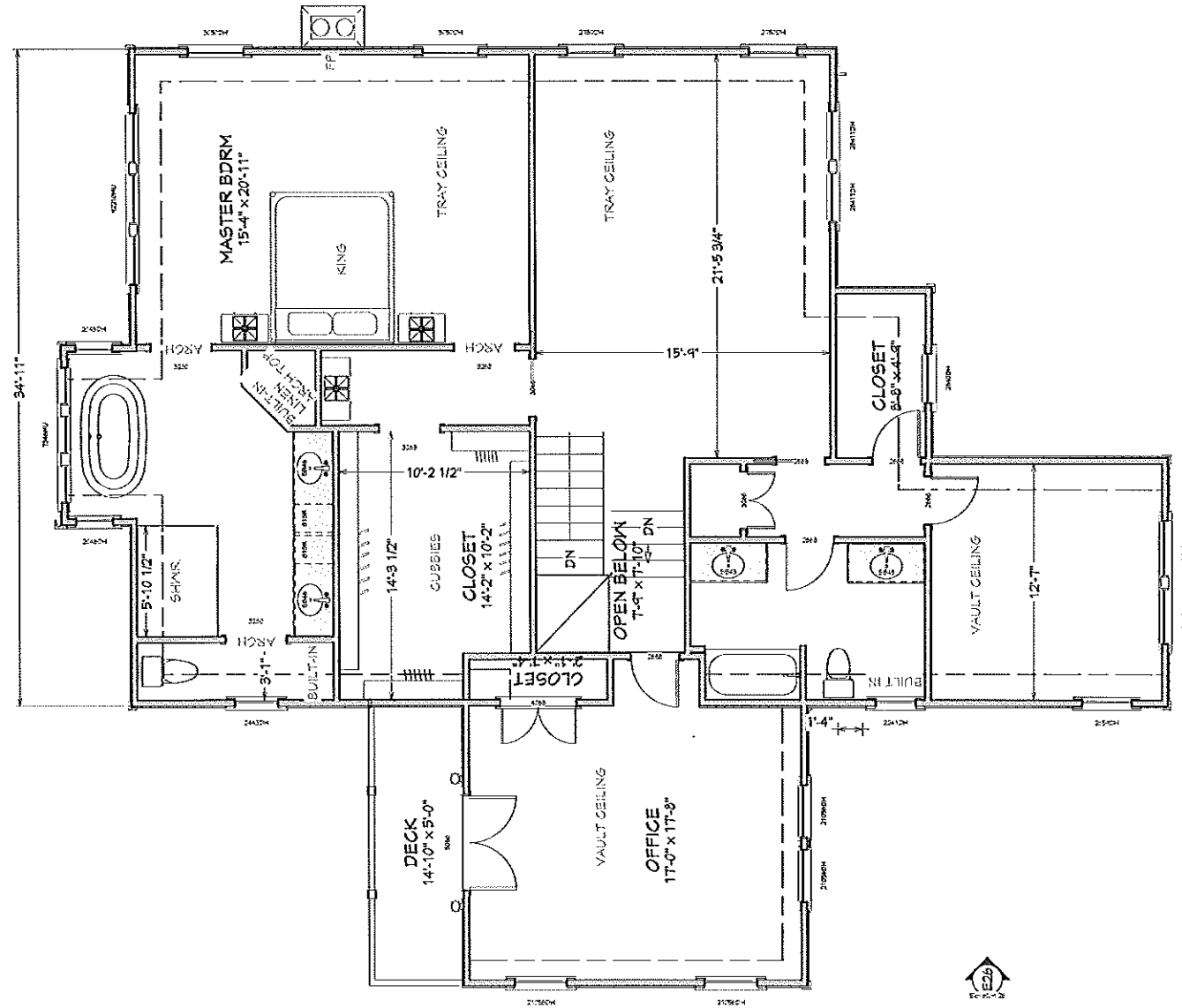


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LIVING AREA
1821 sq ft



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2nd Floor

1701 EAST PARK ROAD
CHARLOTTE, NC 28203
FRANK AND CONNIE REED

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
724 McDONALD AVE
CHARLOTTE, NC
704-298-9175

DATE:

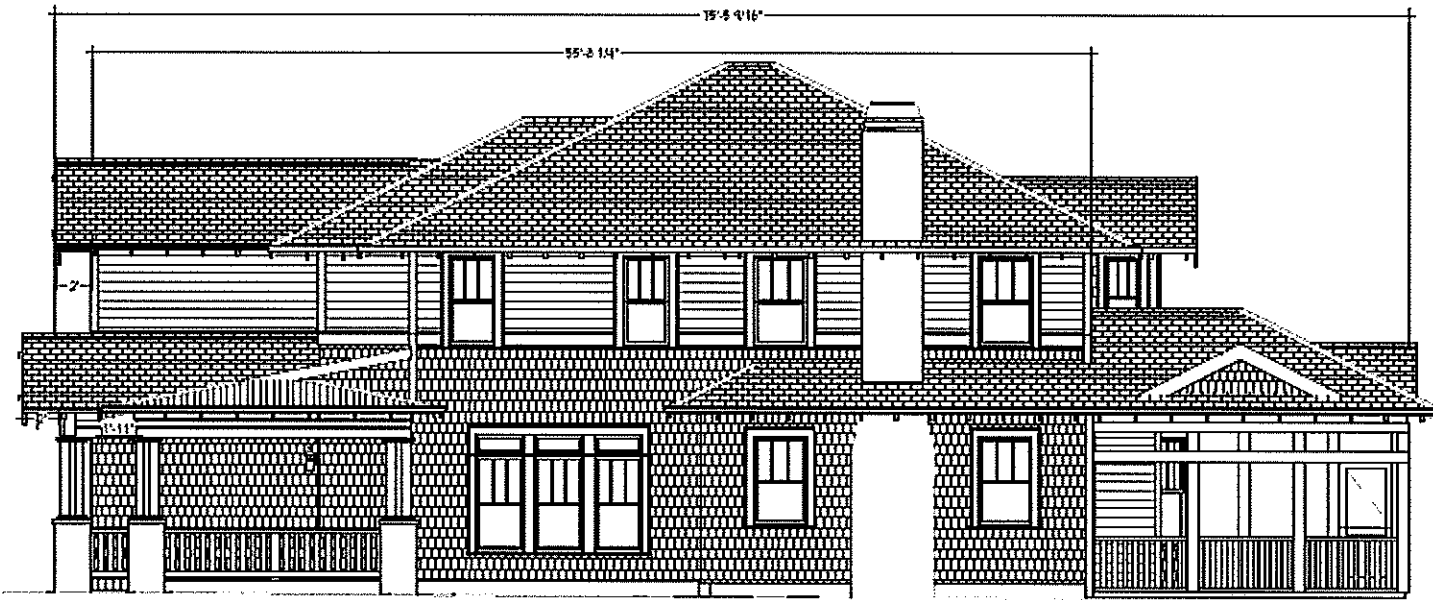
8/28/2014

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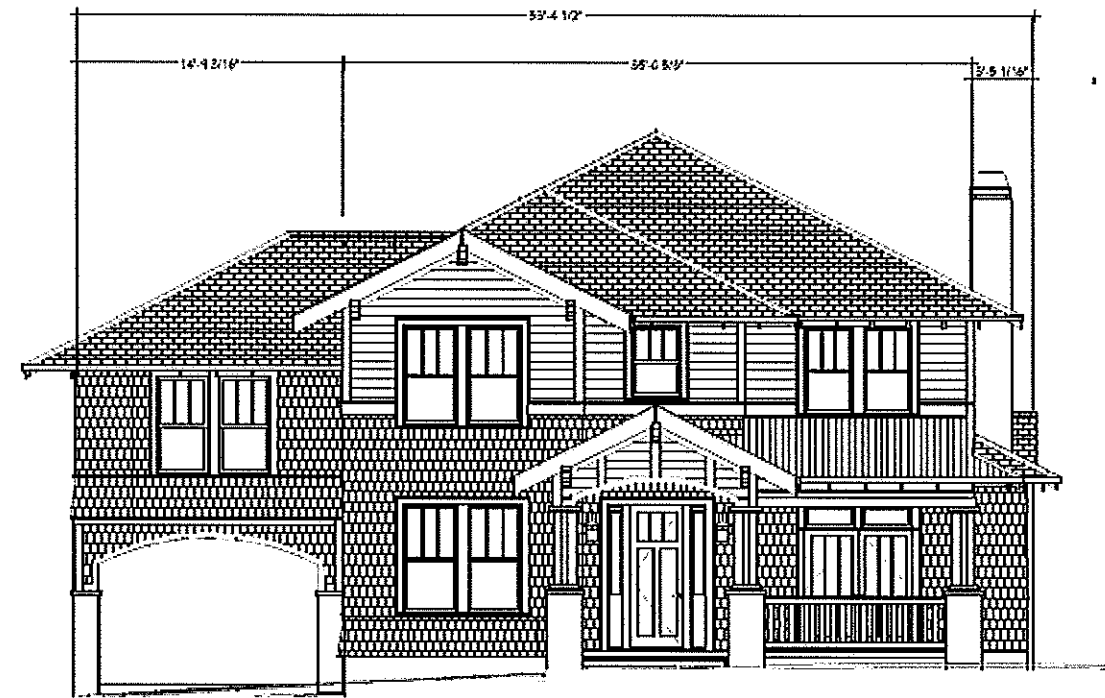
1/4"=1'

SHEET:

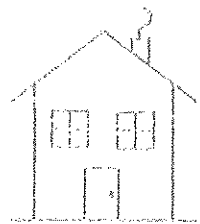
A-3



RIGHT ELEVATION



NEW FRONT ELEVATION



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NEW ELEVATIONS

1101 EAST PARK ROAD
CHARLOTTE, NC 28203
FRANK CONNIE REED

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
101 MIDCAMP AVE
CHARLOTTE, NC
28204-1115

DATE:

8/28/2014

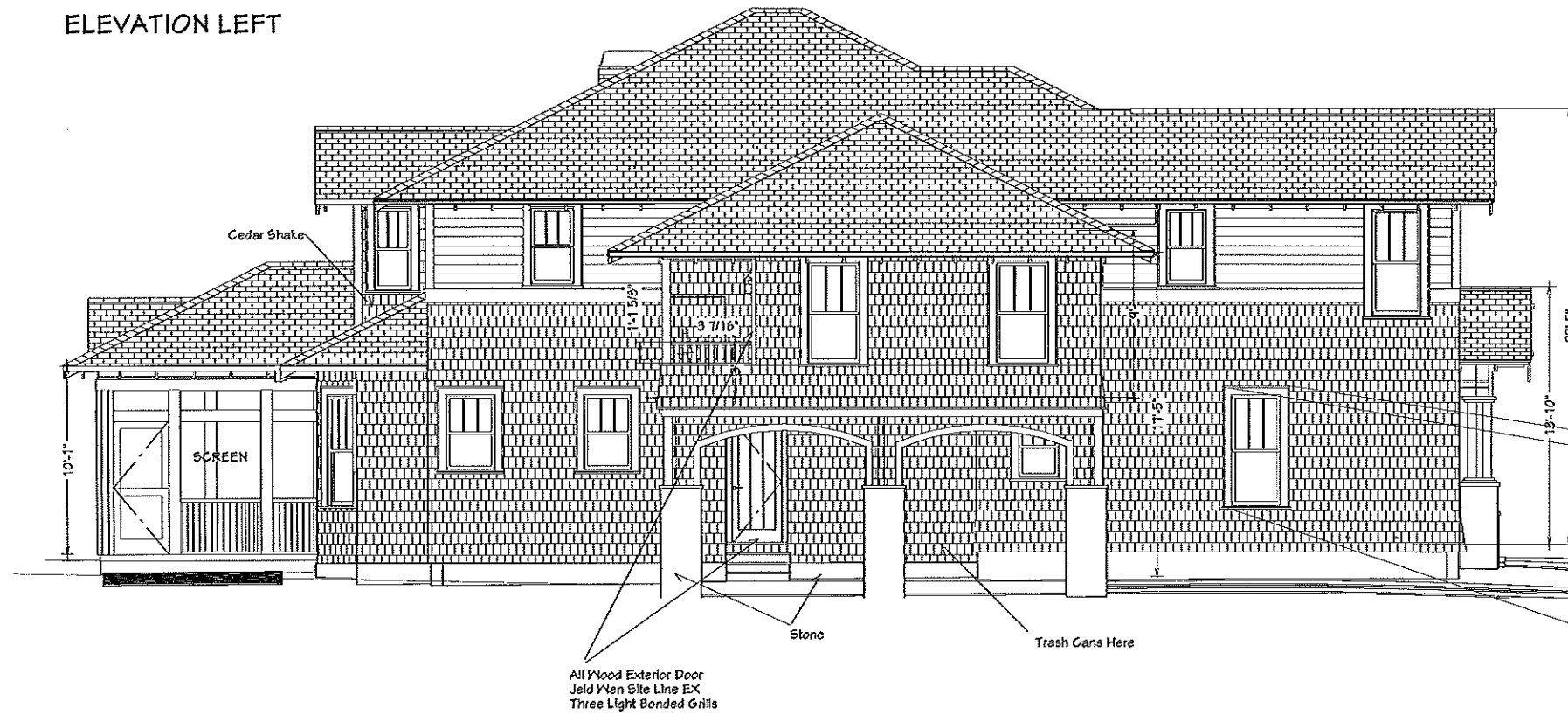
SCALE:

1/4"=1'

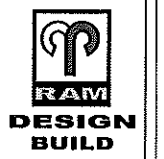
SHEET:

A-4

ELEVATION LEFT



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 # 2114-128



ELEVATIONS

1701 EAST PARK ROAD
 CHARLOTTE, NC 28203
 FRANK AND CONNIE REED

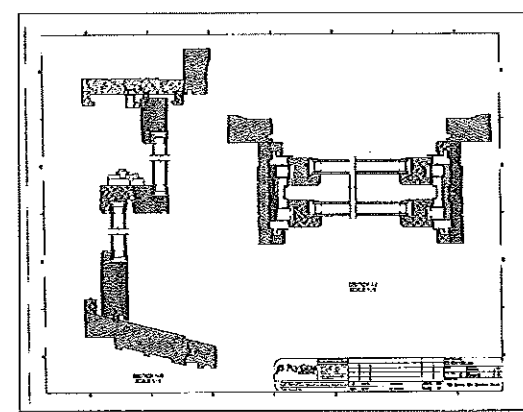
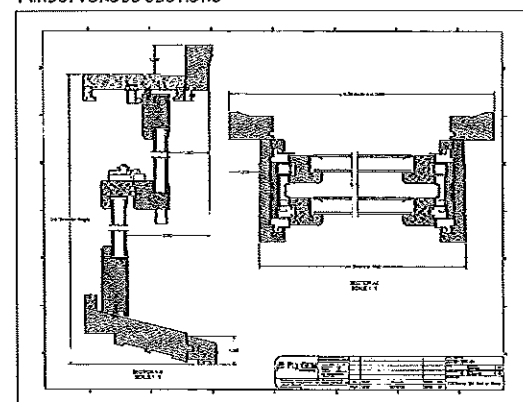
DRAWINGS PROVIDED BY:
 RAW DESIGN BUILD
 724 McDONALD AVE
 CHARLOTTE, NC
 704-248-4775

DATE:
 8/4/2014
 SCALE:
 1/4"=1'
 SHEET:
 A-8

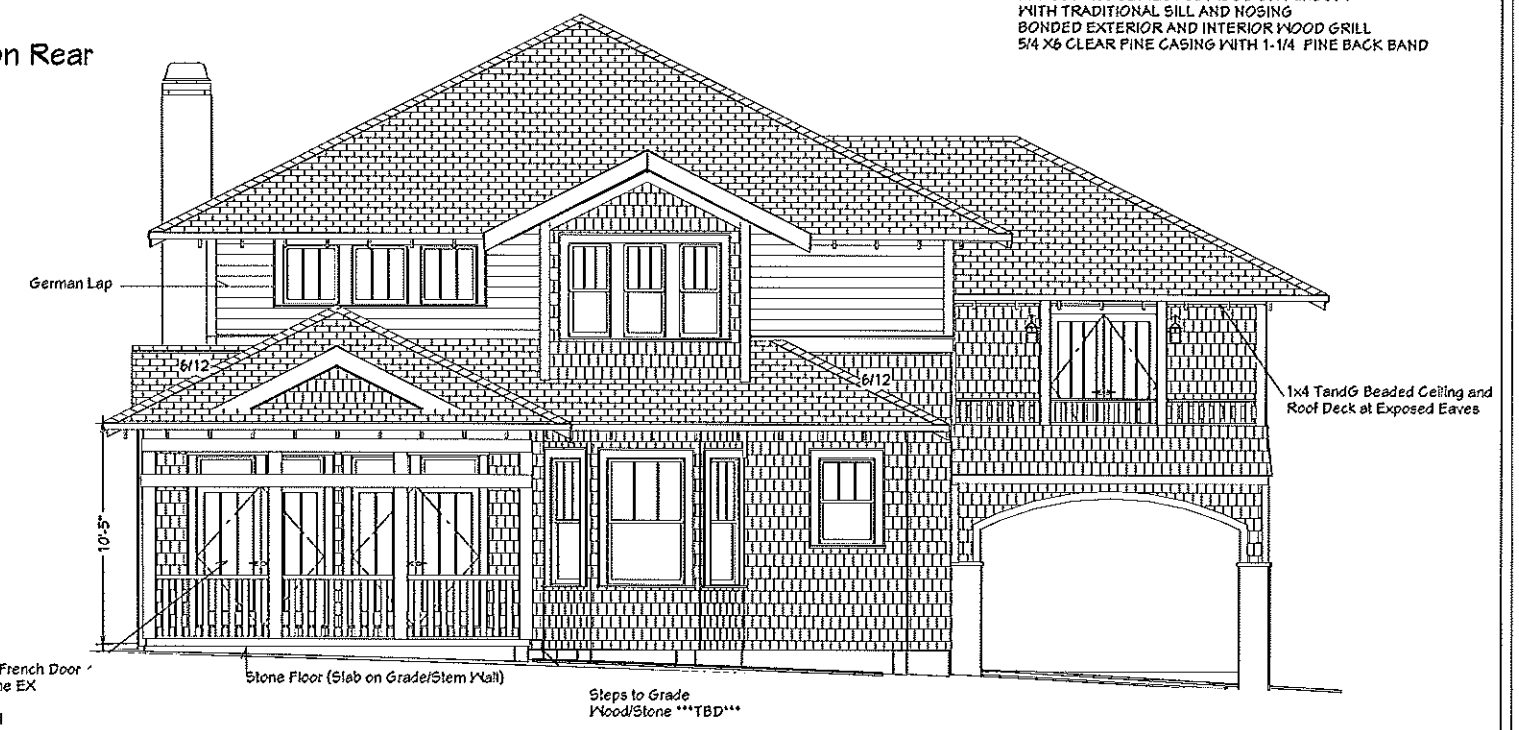
All Wood Exterior Door
 Jeld-Wen Site Line EX
 Three Light Bonded Grills

FLY GEM 100 SERIES ALL WOOD DH WINDOW
 WITH TRADITIONAL SILL AND NOSING
 BONDED EXTERIOR AND INTERIOR WOOD GRILL
 5/4 X 6 CLEAR PINE CASING WITH 1-1/4" PINE BACK BAND

WINDOW CROSS SECTIONS

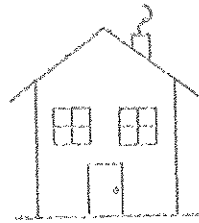


Elevation Rear



All Wood Exterior French Door
 Jeld-Wen Slight Line EX
 W/Transom
 Bonded Wood Grill

Steps to Grade
 Wood/Stone ***TBD***



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DESIGN BUILD

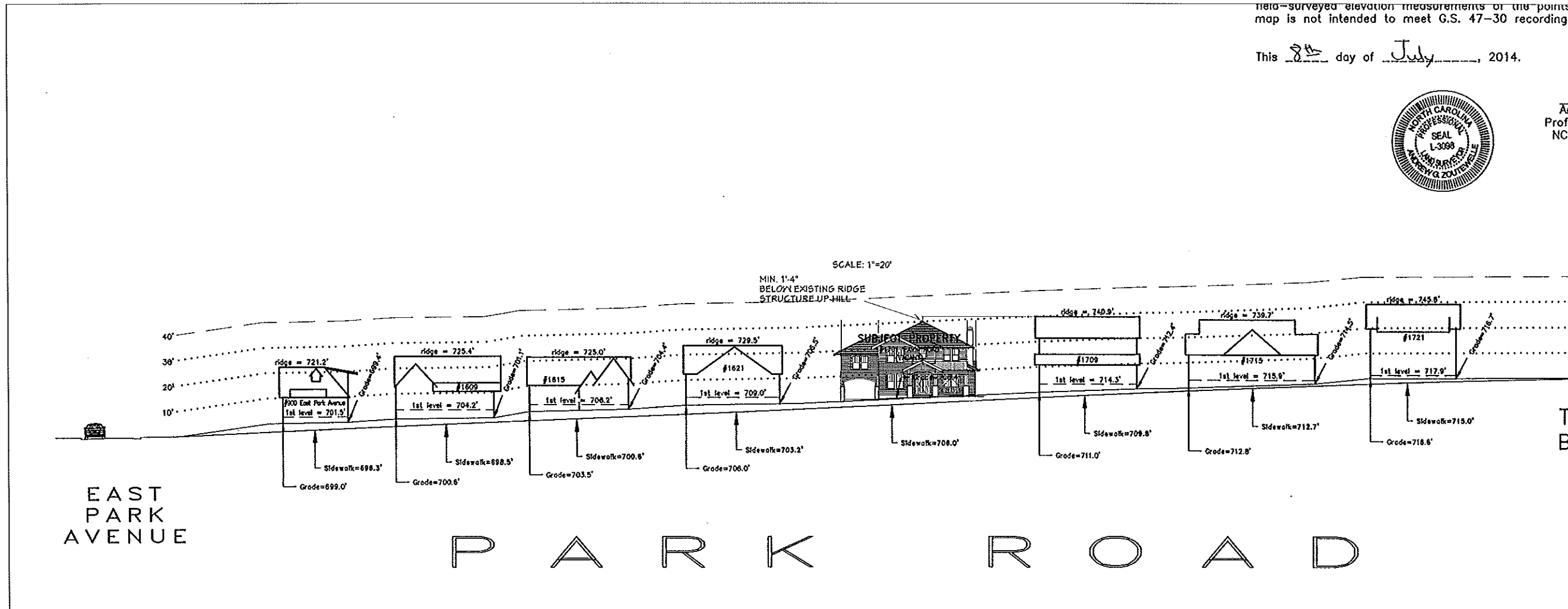
NEW STREET SCAPE

field-surveyed elevation measurements of the points
map is not intended to meet G.S. 47-30 recording

This 28th day of July, 2014.



And
Profe
NC



HDC SUBMISSION
SUPPLEMENTAL

1701 EAST PARK ROAD
CHARLOTTE, NC 28203
FRANK AND CONNIE REED

DRAWINGS PROVIDED BY:
RAM DESIGN BUILD
704 W. GORHAM AVE
CHARLOTTE, NC
704-293-4175

DATE:

8/28/2014

SCALE:

SCALE: 1"=20'

SHEET:

A-5