



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-193

DATE: October 15, 2014

ADDRESS OF PROPERTY: 424-436 East Park Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12308C96

OWNER(S): Park Avenue Mews HOA

DETAILS OF APPROVED PROJECT: The project is the construction of a privacy and retaining wall between 420 East Park Avenue and the subject property. The privacy wall will be painted to match existing with the same details. A low retaining wall will be constructed of landscape timbers and tie into the existing wall. The privacy wall height will be 6' measured from the top of the retaining wall. The retaining wall will be not taller than 4" above the grade of the adjacent property (420 East Park Avenue). Pavers may be added in the future between the subject property and privacy wall in the future. Exceptions were granted by the HDC for painted brick and landscape timbers. See attached plans.

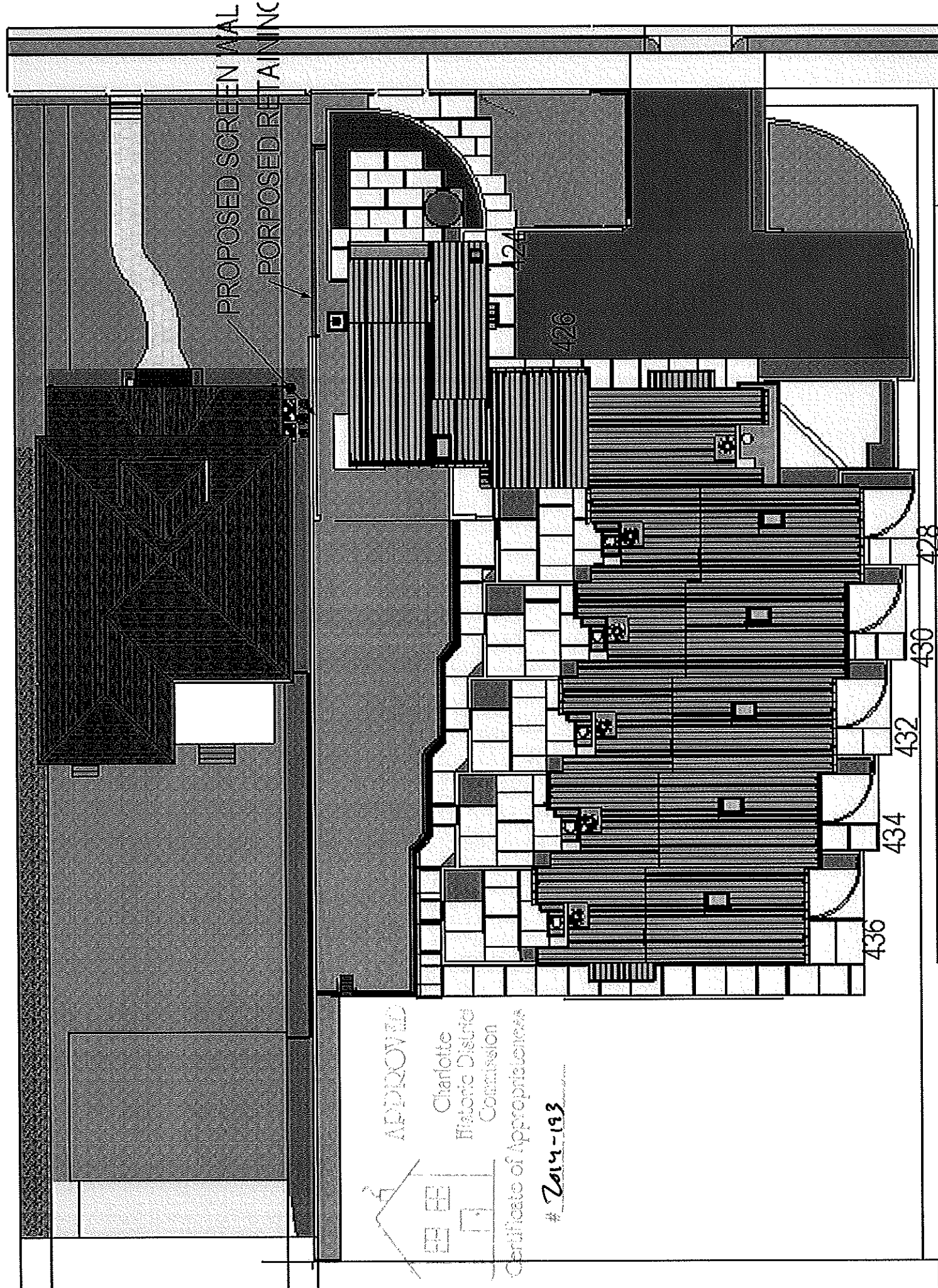
The project was approved by the HDC on October 8, 2014.

- 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.

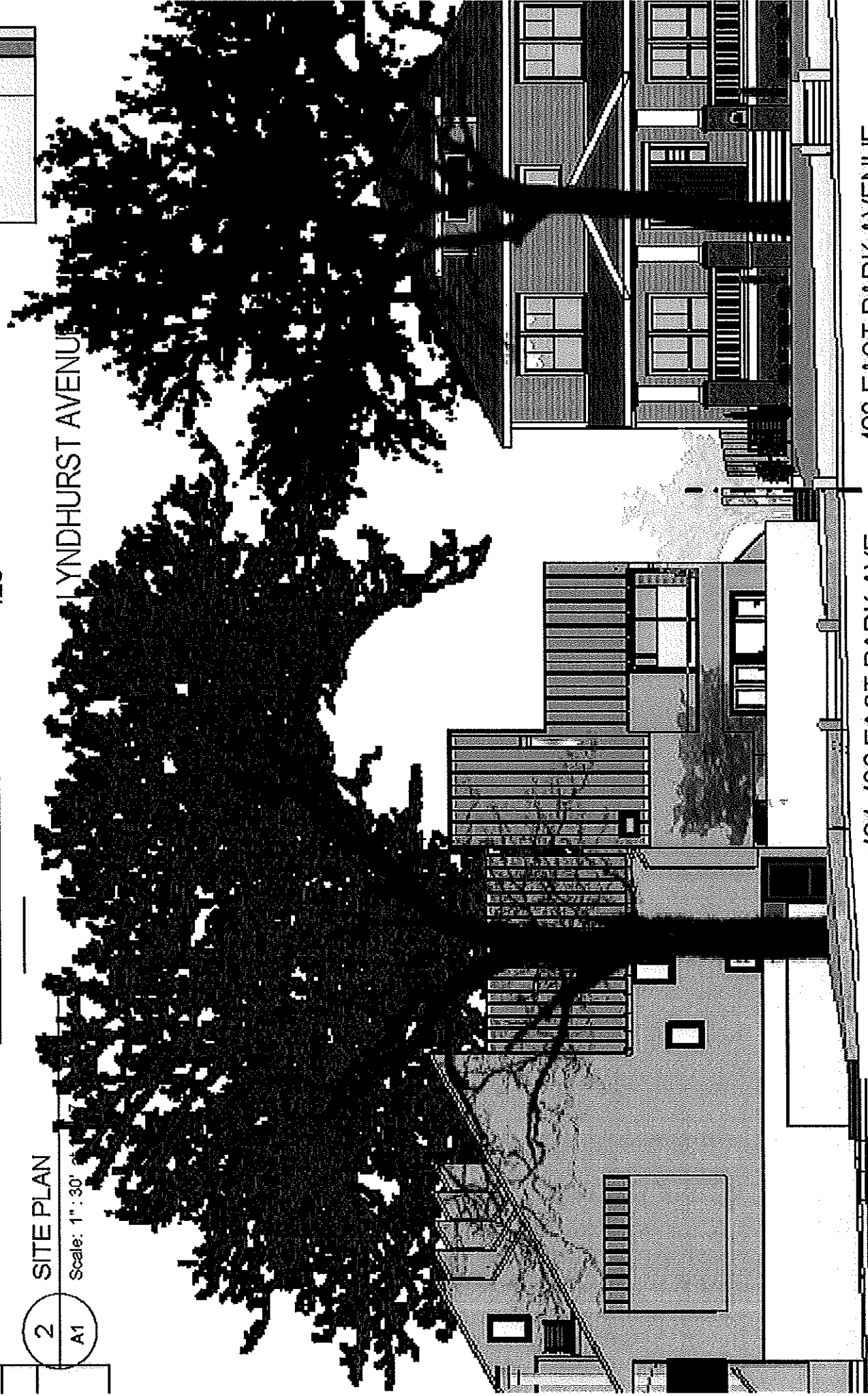
Chairman

Staff



APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2014-193

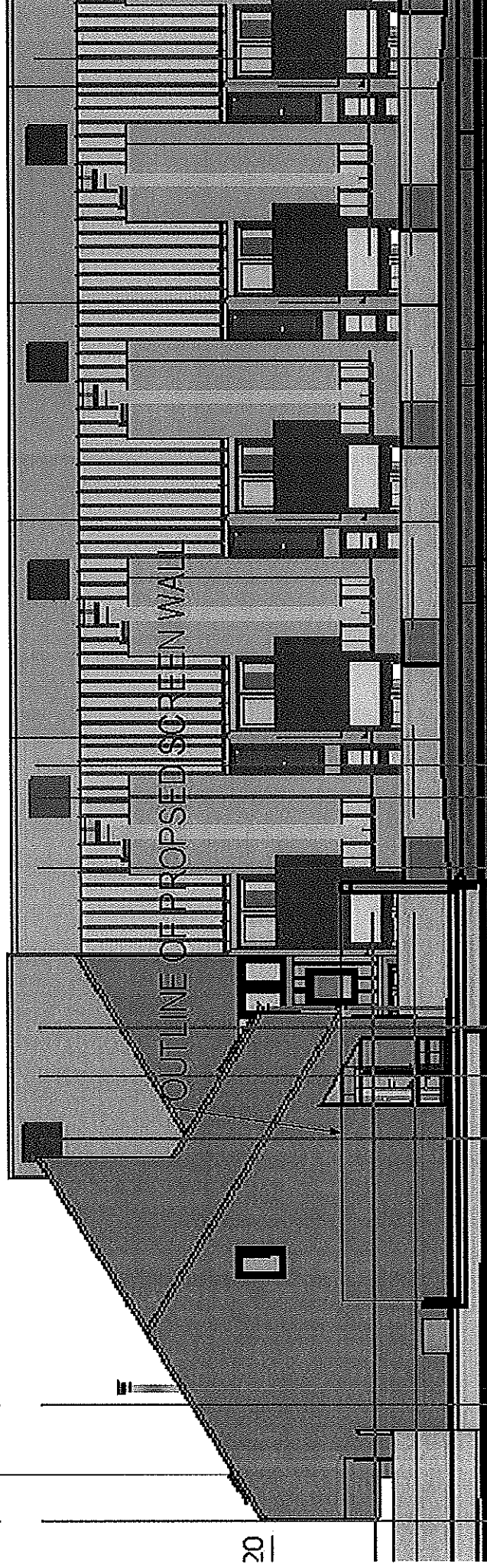
2 SITE PLAN
A1
Scale: 1" = 30'

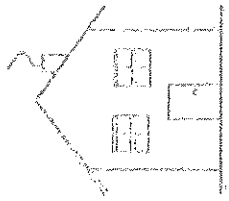


1 Street Elevation
A1
Scale: 1" = 16' at 11x17



APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # 2014-193



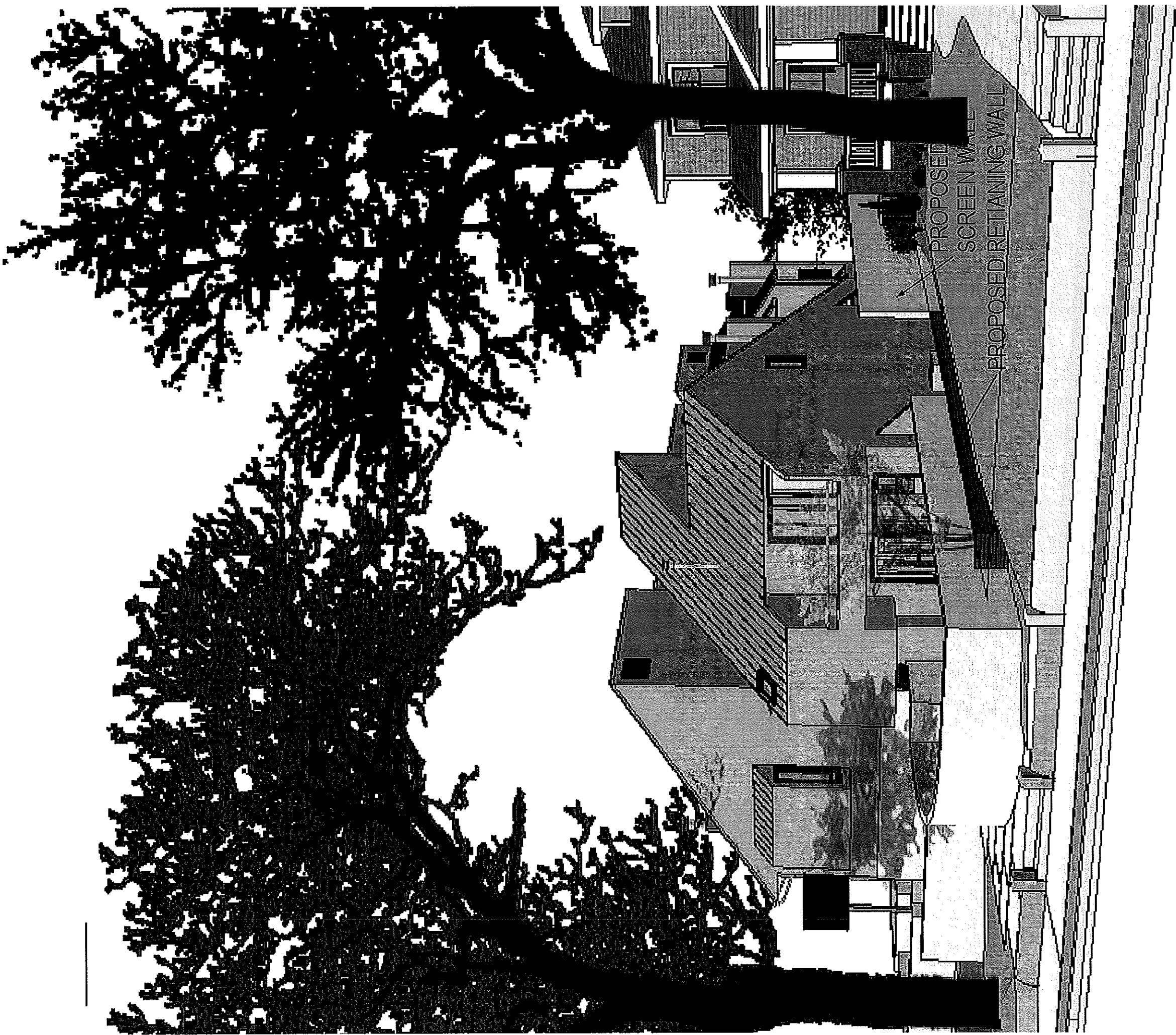


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2014-AS

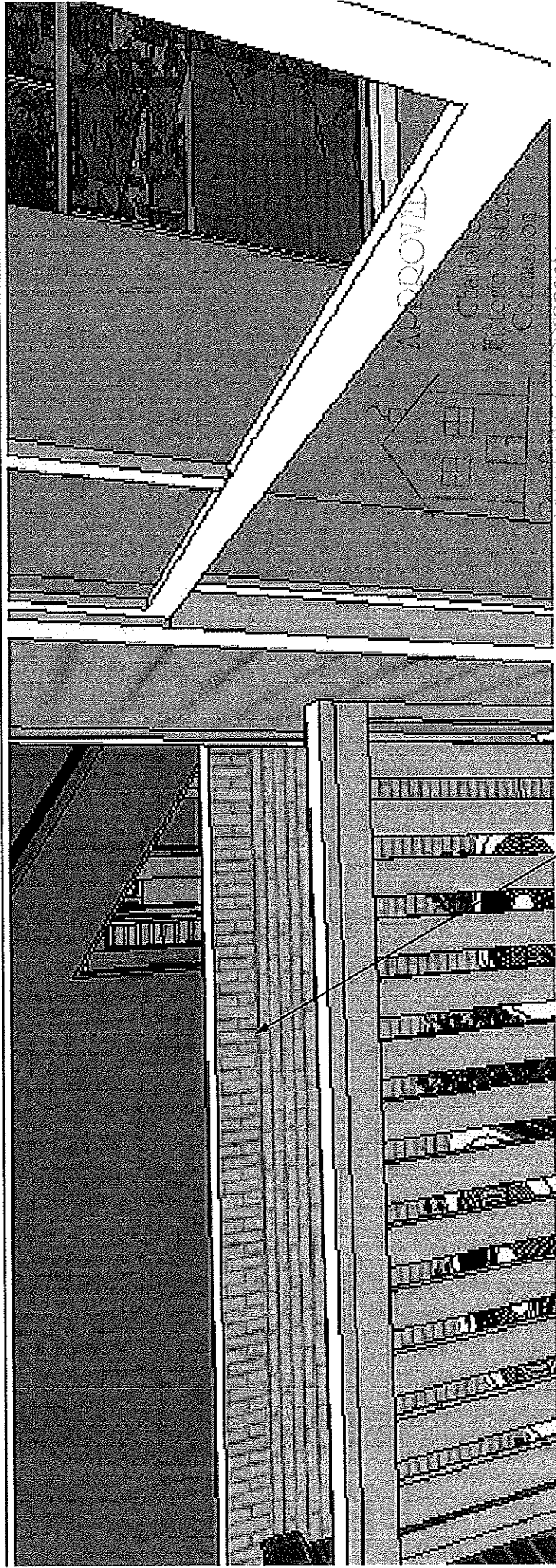


1 Perspective from East Park Avenue

AS

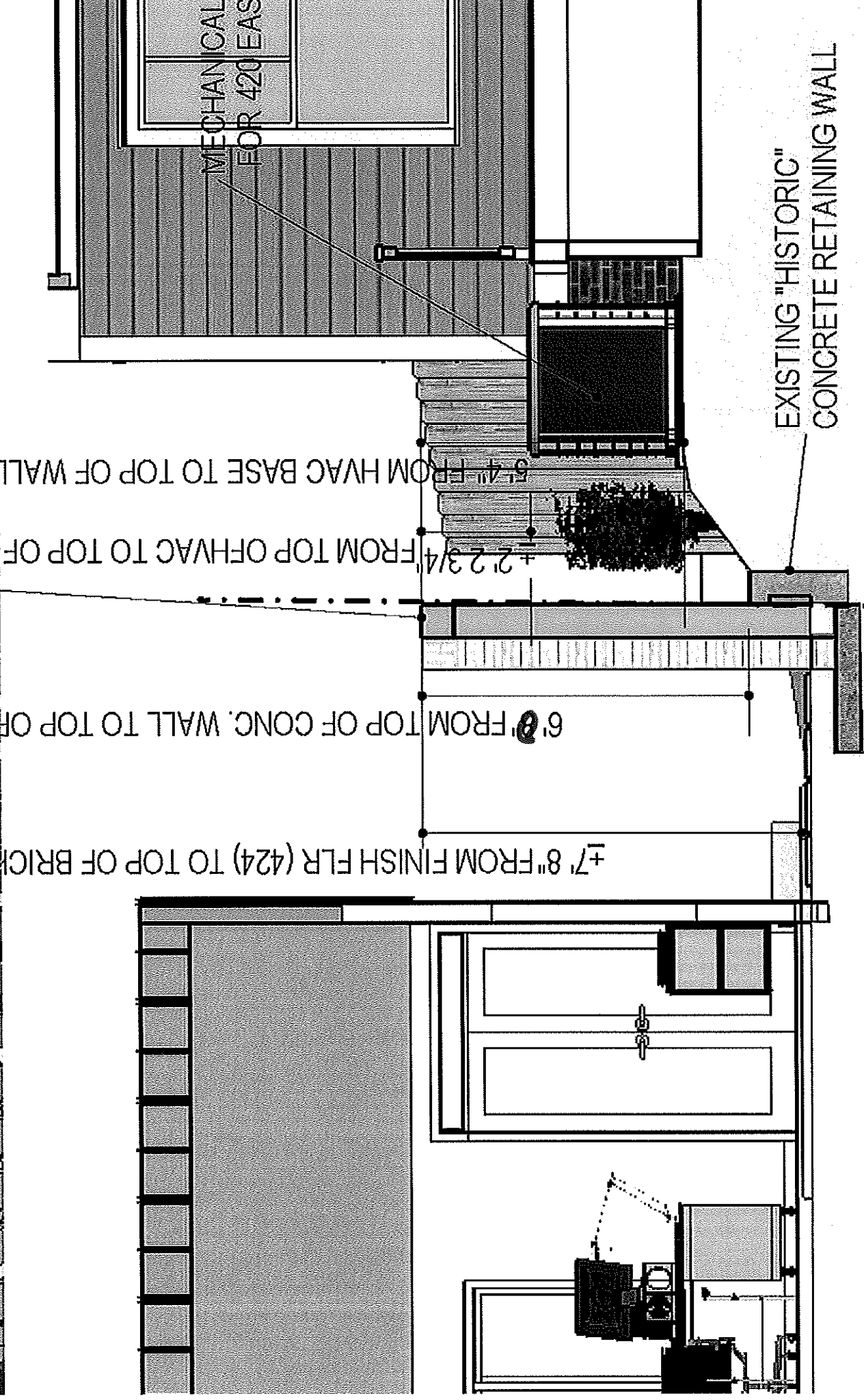
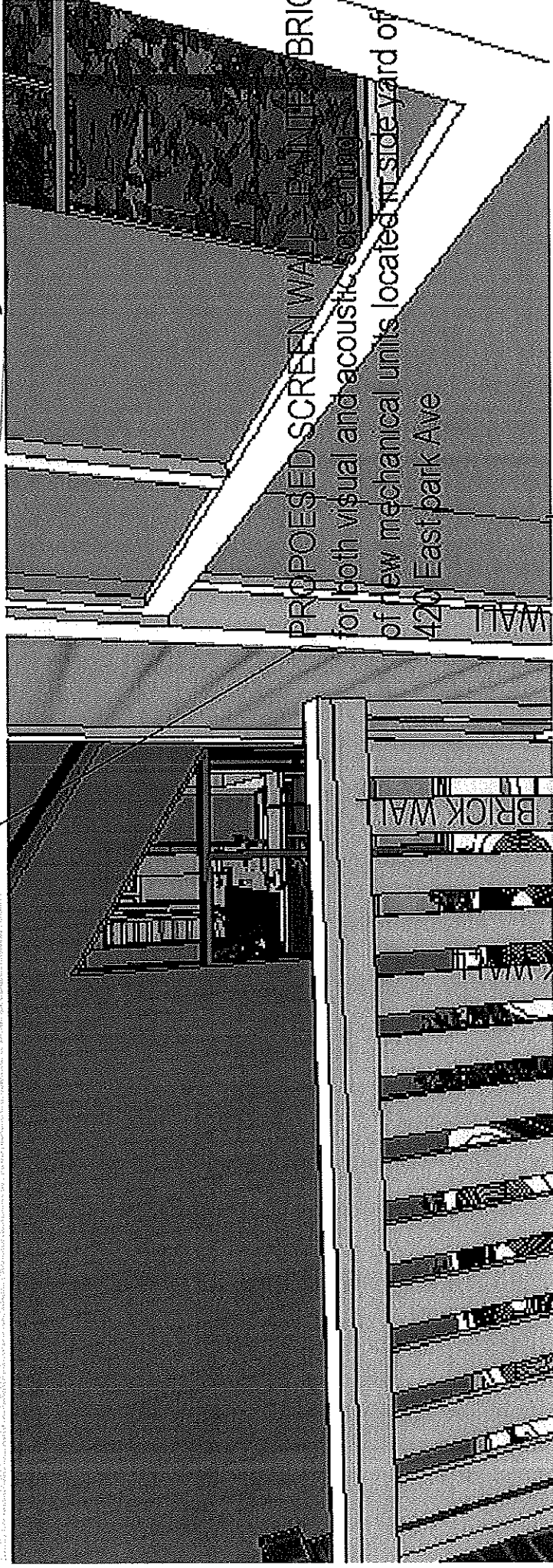
ENUE MEWS SCREEN WALL AND RETAIN WALL ADDITION

4



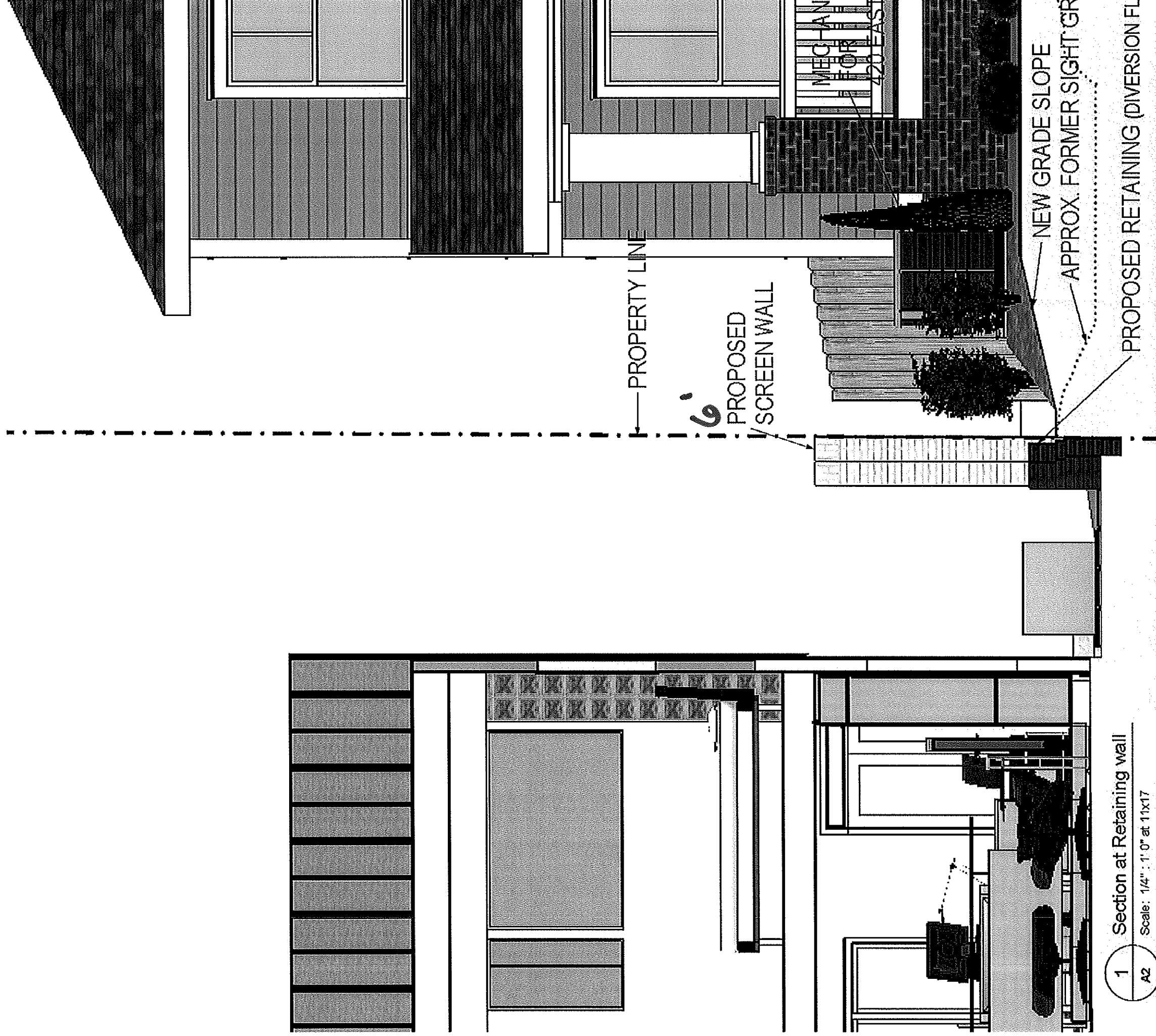
OM FRONT PORCH OF 420 EAST PARK AVE

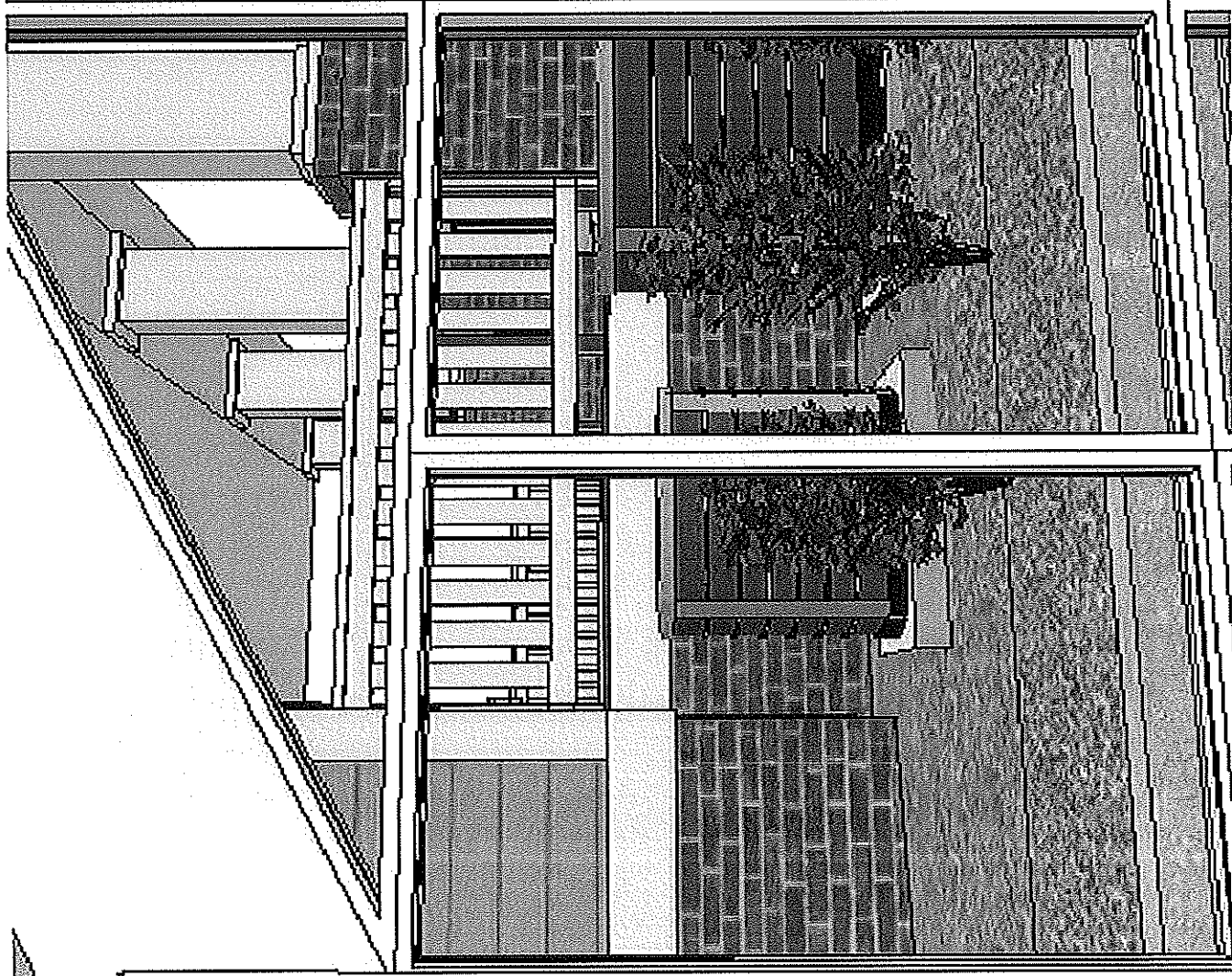
2014-193



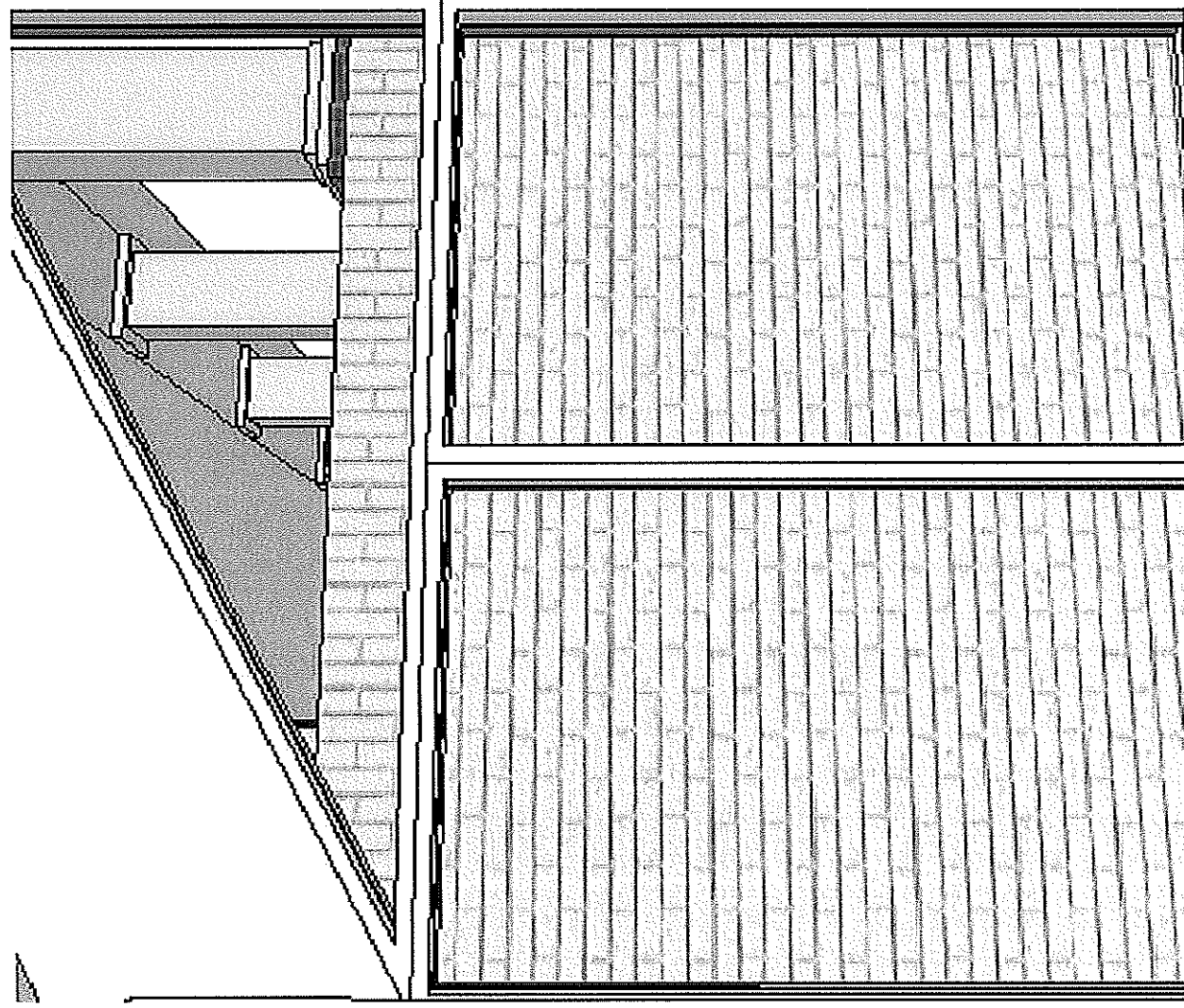
1 Section at Screen Wall

Scale: 1/4" = 1' 0" at 11x17

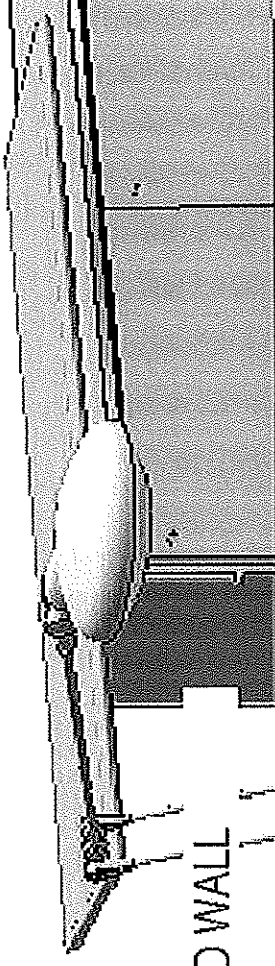




FROM INTERIOR OF 424 EAST PARK AVE WITH LANDSCAPE SCREENING



FROM INTERIOR OF 424 EAST PARK AVE WITH PROPOSED WALL

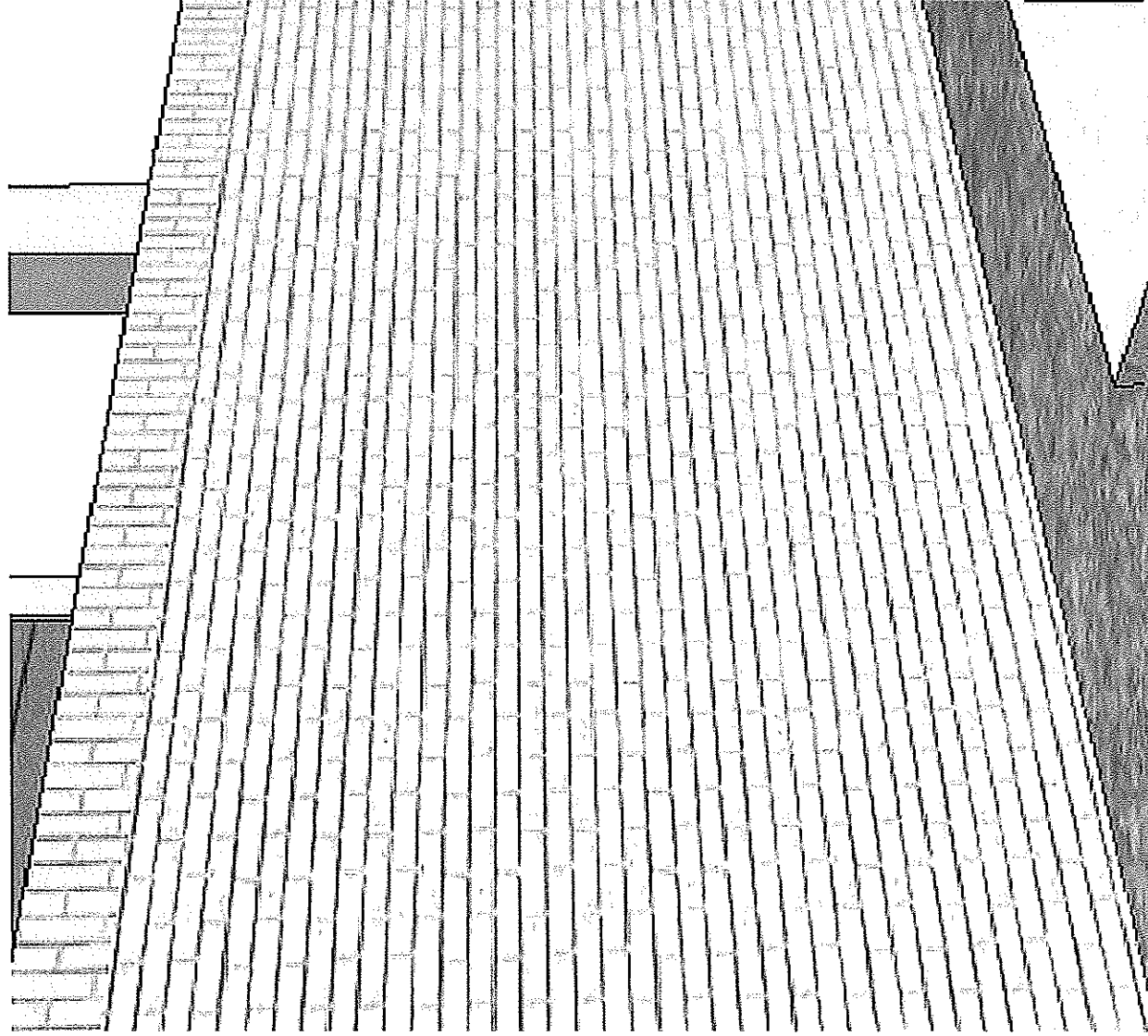


VENUE MEWS SCREEN WALL AND RETAIN WALL ADDITION



OM PATIO DOORS OF 424 EAST PARK AVE WITH LANDSCAPE SCREENING

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriation
 # 2014-193



OM PATIO DOORS OF 424 EAST PARK AVE WITH PROPOSED WALL



Although I realize rain gutters may minimize rainwater runoff, we don't know where and or if the downspouts will discharge to an underground system, gutters can over follow in a large event and even if a rain gutter system were designed and installed to work day one our property value can not be dependant upon the new homeowners future homeowners to maintain a clean unclogged gutter system.

I hope this information is helpful in having the site and grading conditions corrected as soon as possible so we don't have to endure another rain even that could cause further damage to property and that it is useful in correction of other COA violations at 420 East Park Avenue and enforcement of HDC Policy and Design Guidelines in current and future work at 420 East Park Avenue.

Sincerely,
D. Patterson Campbell

Cc:
Mr. Chris Flouhouse
Mr. John Fryday
Mr. John Phares
Park Avenue Mews HOA

page 4 of 4 Letter to
Code Enforcement
Manager and HDC
regarding flooding from
420 East Park Avenue



214-193

MECHANICAL UNITS FOR 420 EAST PARK AVE

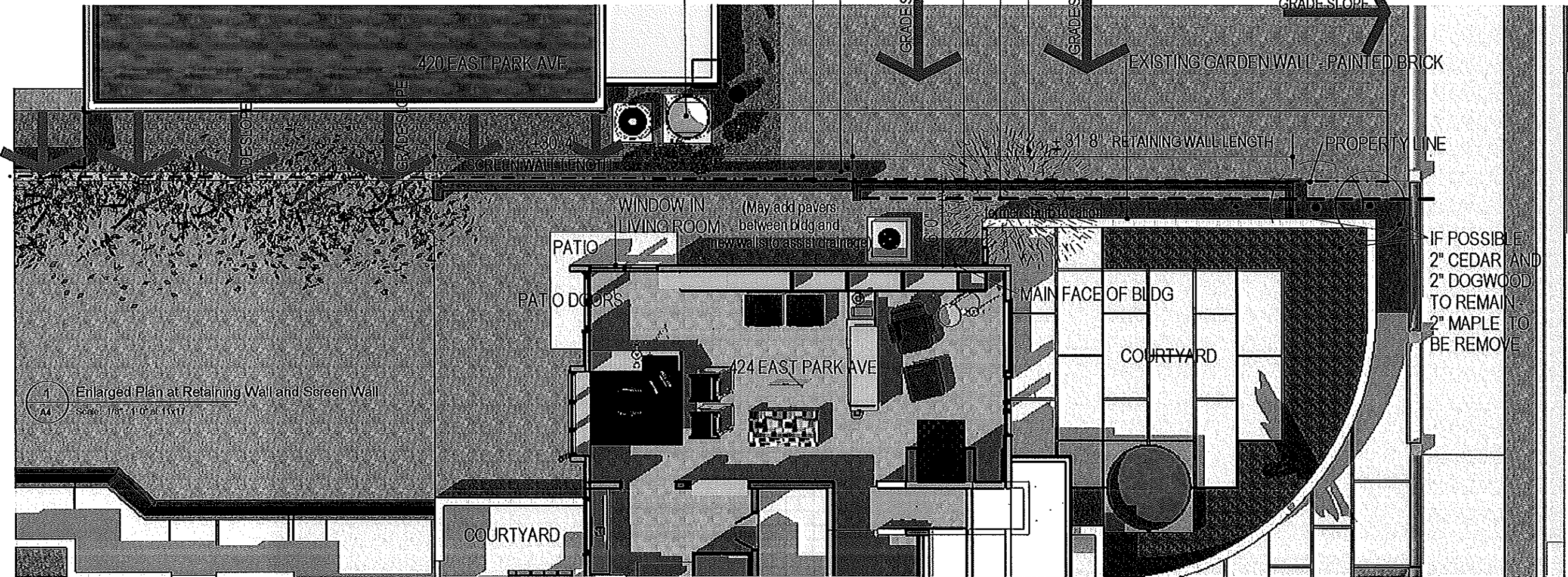
PROPOSED SCREEN WALL - PAINTED BRICK SEE ELEVATIONS FOR HEIGHT for both visual and acoustic screening of new mechanical units located in side yard of 420 East park Ave

EXISTING "HISTORIC" CONCRETE RETAINING WALL

PROPOSED RETAINING WALL - LANDSCAPE TIMBERS to prevent flooding of Park ave Mews ground floor and courtyards due to new pattern of storm water run off from 420 East Park Ave

DRAINAGE PIPE - BELOW GRADE

SHURB REMOVED DURING CONSTRICTION OF 420 EAST PARK AVE



1 Enlarged Plan at Retaining Wall and Screen Wall
A4 Scale: 1/8" = 1'-0" at 11x17