CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS


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 filled 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 the Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Tom Epp, Chairman

John B. Demaul, Staff

www.charlottplanning.org

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
OM PATIO DOORS OF 424 EAST PARK AVE WITH LANDSCAPE SCREENING

OM PATIO DOORS OF 424 EAST PARK AVE WITH PROPOSED WALL

VENUE MEWS SCREEN WALL AND RETAIN WALL ADDITION
Although I realize rain gutters may contain rainwater runoff, we don’t know where and or if the downspouts will discharge to an underground system, gutters can overflow 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 or future homeowners to maintain a clean undegraded gutter system.

I hope this information is helpful in having the site and grading conditions corrected as soon as possible so we do not have to endure another rain event 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

20 August 2014