



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCADMRM-2017-00001

DATE: 26 January 2017

19 May 2017 - AMENDED

ADDRESS OF PROPERTY: 327 West Park Avenue

HISTORIC DISTRICT: Wilmore

TAX PARCEL NUMBER: 119.086.17

OWNER(S): Paul and Elizabeth Henningson

DETAILS OF APPROVED PROJECT: Rear Yard Additions. Existing patio will be removed. In its place will be added a 700 square foot brick patio with a rounded shape on the side away from the house and a pergola area to the left. Other materials include bluestone on the new stair treads to the back door, and an open wooden pergola. Pergola height will not exceed 11 feet. A new sand-set brick apron measuring approximately 10' x 8' will be added at the rear of the driveway under a future gate (which is not part of this approval). See attached plans.

Policy & Design Guidelines – Landscape and Site Features page 60

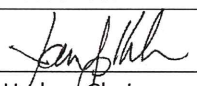
3. Historic precedents indicate appropriate materials such as stone, brick and concrete.

Rear Yards page 64

1. The Commission may allow Administrative Approval of work in rear yards that will not be substantially visible from a street. This includes fencing, landscaping, driveways, parking pads, decks, patios, fireplaces and additions that are neither wider nor taller than the present house roof line.

- 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
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT



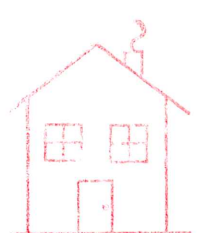
Staff

www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

Site Plan - Mar-2017

327 W. Park Ave

Site Plan -
May 2017



Certificate of Appropriateness

#HDCADMIN -
2017-00001

APPROVED

Charlotte
Historic District
Commission

GREEN - Remaining Tree
ORANGE - Fence
BLUE - Shed



N 58°09'59" W 50.03' (TIE)
N 58°11'46" W 49.98'
S 67°33'54" E 51.23' (TIE)

LOT 7
BLOCK 10
PID # 11908617
MB 209 PG 409
AREA:
9733 SF
0.223 ACRE

LOT 6
BLOCK 10
PID # 11908616
MB 209 PG 409

LOT 8
BLOCK 10
PID # 11908618
MB 209 PG 409

New Brick Apron under
future gate - sand set
10' W, ~8' D
pavers

Gate
AC IS 4.1'
RIGHT OF P/L

1-STORY
WOOD/
BRICK

COVERED
PORCH

30.9'

S 57°54'54" E 49.84'

W. PARK AVENUE
60' PUBLIC R/W
(MB 209 PG 409)

LINE LEGEND

- PROPERTY BOUNDARY
- ADJACENT BNDY (NOT SURVEYED)
- PROPERTY BOUNDARY TIE LINE ONLY
- EASEMENT LINE
- SETBACK LINE
- CURB AND GUTTER
- WOOD FENCE LINE
- OVERHEAD UTILITY LINE
- BUILDING OVERHANG

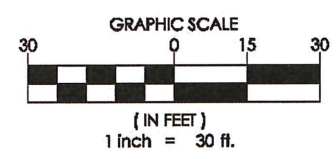
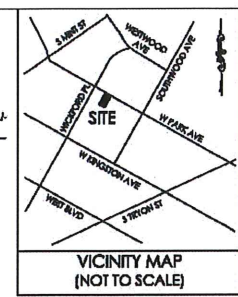
HATCH LEGEND

- CONCRETE
- PAVEMENT
- BUILDING
- BRICK
- GRAVEL

SYMBOL LEGEND

- #4 REBAR FOUND
- ⊙ 3/4" IRON PIPE FOUND
- AIR CONDITIONER
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ UTILITY POLE

WICKFORD PLACE
50' PUBLIC R/W
(MB 209 PG 409)



SURVEY NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. AREA COMPUTED BY THE COORDINATE METHOD.
3. REFERENCE(S): AS SHOWN.
4. ALL BUILDINGS SHOWN LIE WHOLLY ON THE SUBJECT PROPERTY.
5. THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. THIS PLAT/PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, UTILITY EASEMENTS, DEED RESTRICTIONS, RESTRICTIVE COVENANTS OR AGREEMENTS WHICH MAY OR MAY NOT BE OF RECORD AND APPLICABLE HERE TO THE DATE OF THIS SURVEY.
8. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
9. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. (FIRM MAP NO. 3710454300L, EFFECTIVE ON 09/02/2015).

ABBREVIATIONS

- DB DEED BOOK
- MB MAP BOOK
- PG PAGE
- P/L PROPERTY LINE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- CP COVERED PORCH

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 9524, PAGE 32); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA [21 NCAC 56.1600].
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.
THIS 8TH DAY OF MARCH 2017.

ZACHERY R. ROGERS
NORTH CAROLINA REGISTRATION NUMBER L-5194

SURVEY OF PROPERTY FOR:

PAUL HENNINGSON & ELIZABETH HALES

327 W. PARK AVENUE
PARCEL 2, D.B. 9524, PG. 32
(LOT 7, BLOCK 10, WILMORE, M.B. 209, PG. 409)
CHARLOTTE, NC 28203
MECKLENBURG COUNTY

Eyott
SURVEYING

1421 Cyrus Drive Charlotte, NC 28205
p: 704.450.4779 | www.EyottSurveying.com
NC RRM LICENSE #: P-1380

Pergola Design - May 2017



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#HDCAMRM-2017-00001

