



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS-AMENDED

CERTIFICATE NUMBER: HDCADMRM-2017-00230

DATE: April 19, 2017

August 3, 2017 – AMENDED

February 2, 2018 – AMENDED

ADDRESS OF PROPERTY: 405 West Park Avenue

TAX PARCEL NUMBER: 11908514

HISTORIC DISTRICT: Wilmore

OWNER(S): Justin Berry

DETAILS OF APPROVED PROJECT: The project is a one-story rear addition. The new addition footprint measures approximately 19'-0" x 18'-0" and will tie into the existing ridge. Details of the addition will all match existing including the brick-clad foundation, wood siding and trim, and roof details to match existing. The new windows will be wood or aluminum clad (exterior), double-hung with Simulated True Divided Light (STD L) in a 6/1 pattern. Window trim will match the existing windows on the house. A new patio will also be constructed in the rear yard. A new retaining wall will be installed in the rear yard, see attached exhibit labeled "Site Plan – February 2018." The new retaining wall will be not taller than required to function and will be concrete block parged with smooth coat stucco.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 23 Landscape & Site Features and Work in Rear Yards.
2. This application is in compliance with the Policy & Design Guidelines for both Landscape & Site Features (page 60) and Work in Rear Yards (page 64).

- 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


Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

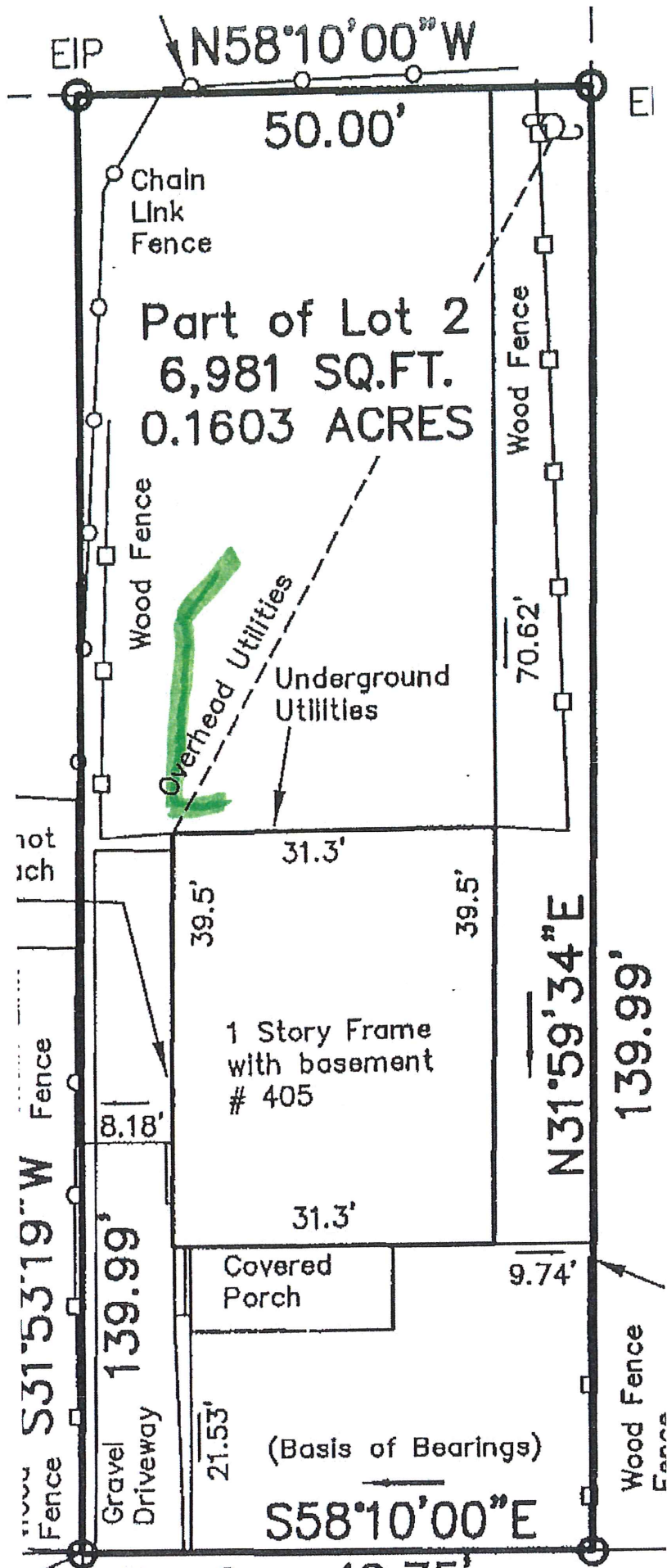
600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

FAX: (704)-336-5123

Site Plan - February 2018



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

ADCDMRM-2017-
00230