



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00504 **DATE:** 22 August 2017

ADDRESS OF PROPERTY: 2215 Dilworth Road West

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12112502

OWNER(S): Jackson and Christine Switzer

APPLICANT: Myron Greer Garden Design

DETAILS OF APPROVED PROJECT: Landscaping & Patio. The project is new landscaping including removal of a concrete walkway along the right side of the house and replacement with pea gravel to correct draining issues. In the rear yard, a new concrete patio measuring approximately 107 square feet in area will be installed off an existing rear entry. In the front yard, a small 2' tall brick retaining wall will be installed to the left of the new concrete carriage track driveway. A secondary front walkway made of concrete and 3' in width will be installed to connect the new carriage track driveway to an existing front porch. Another new walkway, approximately 3'-6" wide, will connect the secondary front walk to the rear yard. See exhibit labeled 'Site Plan – August 2017.'

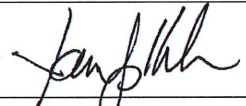
New fence panels and three access gates will be installed to enclose the rear yard. The new fence/gate design will be wood with vertical pickets framed off at the top and bottom butt-joined to 6x6 uprights. The only portions of the fence that may exceed 6' in height are any decorative elements atop the posts. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. A 6' tall fence panel and gate will be located on the right rear of the house to connect with a neighbors existing fence. On the left side of the property, a new 6' tall wood gate will connect an existing neighbor's fence to a new accessory building. A new fence and gate, approximately 4'-6" in height will connect the new accessory building to the primary structure. The finished fence/gates will either be stained or painted. Any new plant materials will not obscure the structure. See exhibits labeled 'Site Plan – August 2017,' and 'Fence Design – August 2017.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features.
2. The applicable Policy & Design Guidelines for Landscaping and Lawns (page 8.4), Sidewalks and Parking (page 8.2), and Fences and Walls (8.6) have been met.

Continued on next page

- 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.

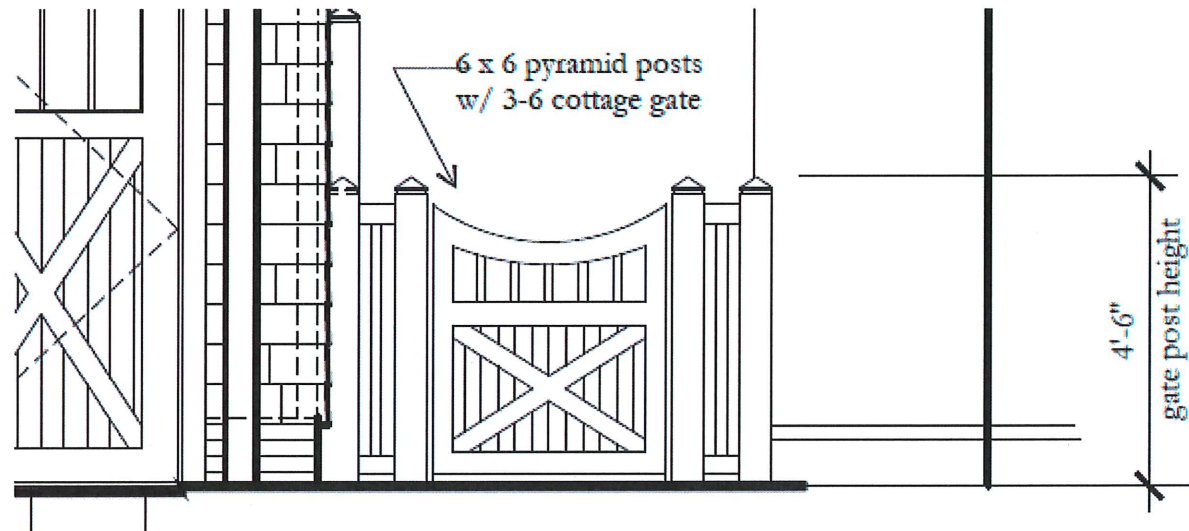
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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 

Fence Design - August 2017



Fence design for left and right sides of carriage house.

Back right fence/gate to be same design but 6' high.



[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

Myron Greer
Pen Design Horticulture

SCALE 1" = 10'

August 21, 2017