



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: HDCADMRM-2018-00239

DATE: 24 May 2018

15 August 2018 – AMENDED

7 September 2018 - AMENDED

ADDRESS OF PROPERTY: 1941 Park Road

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12108826

OWNER(S): Anthony and Amber Brown

APPLICANT: Craig Isaac

DETAILS OF APPROVED PROJECT: Accessory Building. The project is a new garage located in the rear yard. The new building will meet all required setbacks. The building footprint is 13'-8" x 20' and the height, as measured from grade to ridge is 19'. The new garage will have a brick foundation with wood lap siding and wood shake siding in dimensions to match the primary structure. All trim details, including corner boards, open soffits, and brackets will be wood. All windows will be fixed wood with Simulated True Divided Lights (STDL) molded muntins in a pattern to match the primary structure. This approval does not imply approval of Ply-Gem manufactured windows as these do not meet HDC requirements. All doors, including the carriage-style garage doors will be wood with STDL windows in a pattern that coordinates with the house. A new 14'x 14' poured concrete ball court will be added to the right of the structure. Post-construction the rear yard open impervious space will be 42% (which includes a future driveway extension that is not-for-construction at this time). See attached amended plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15) and Accessory Buildings (page 8.9) 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.

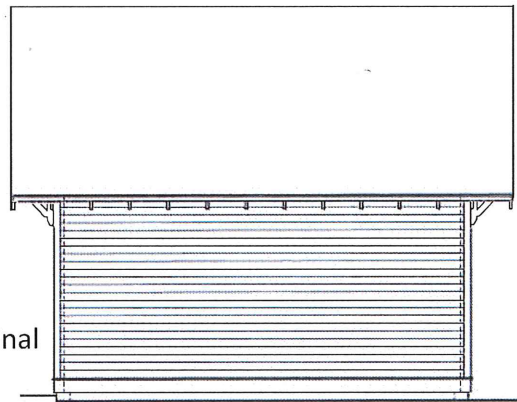
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work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

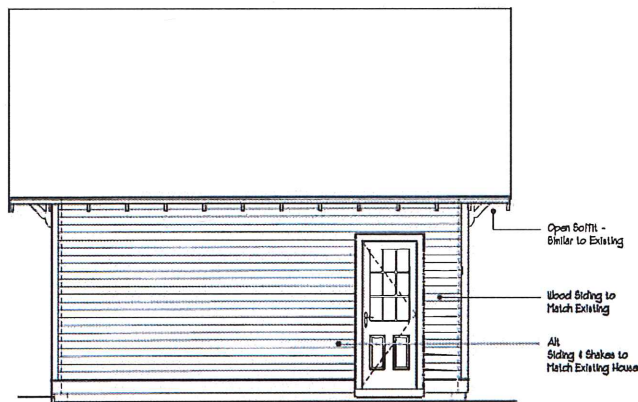
Staff 

Square Footage Summary:
Garage 282
House addition 986
Porch Addition 400
Future Driveway 582
Sport Court 196

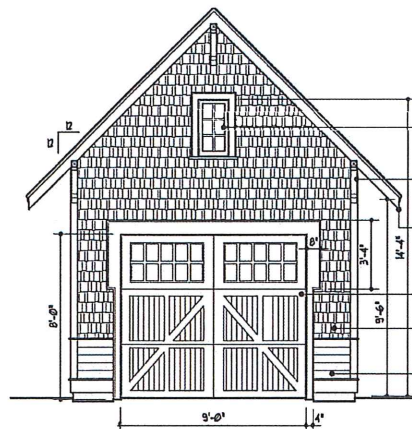
Total New Impervious 2,446
Rear Yard (from back of original house): 5,824
% Impervious: 42%



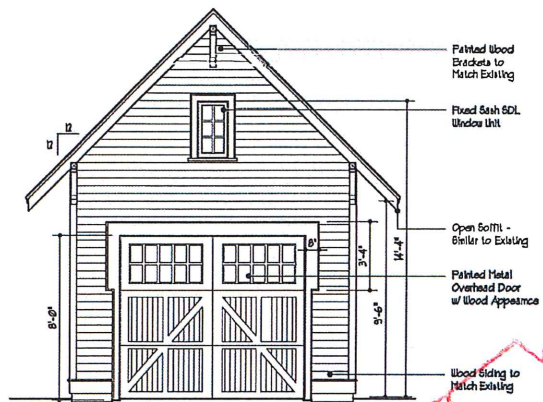
5 Left Elevation
A-1 1/4" = 1' - 0"



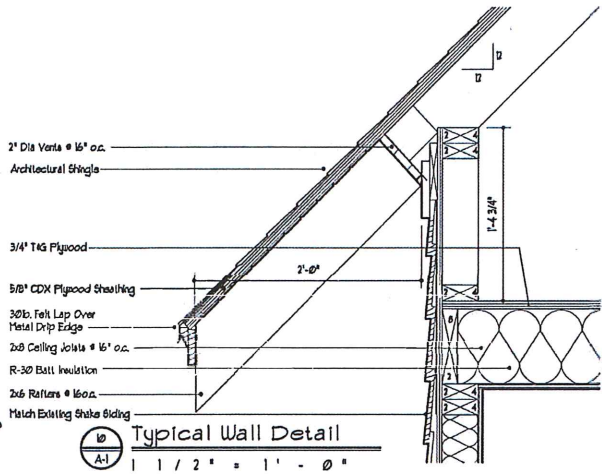
6 Right Elevation
A-1 1/4" = 1' - 0"



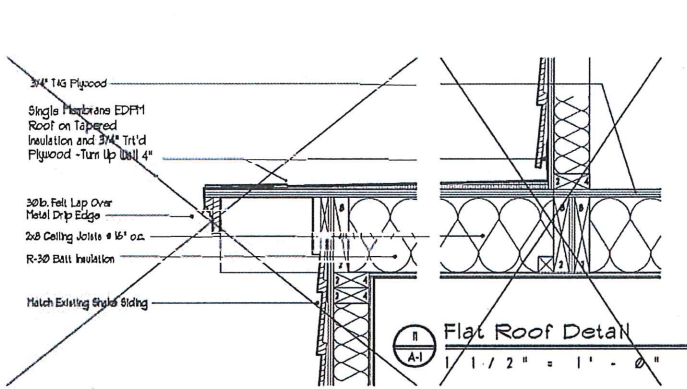
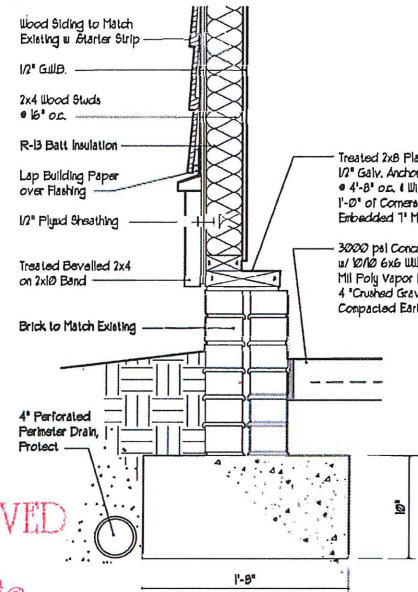
3 Front Elevation
A-1 1/4" = 1' - 0"



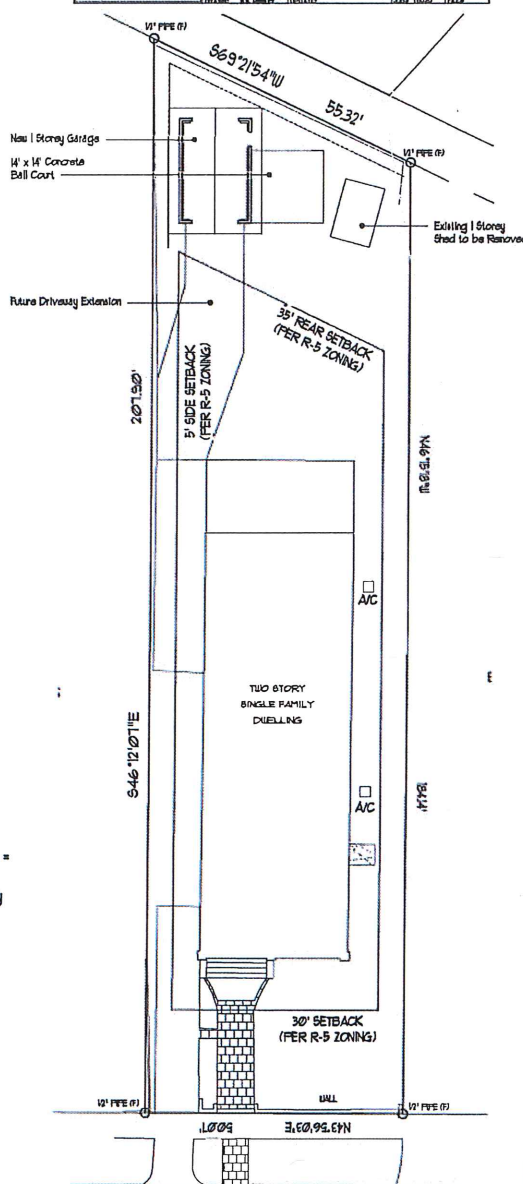
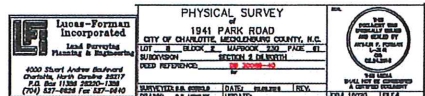
1 Rear Elevation
A-1 1/4" = 1' - 0"



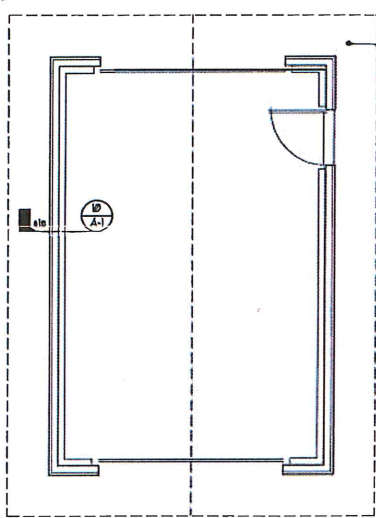
10 Typical Wall Detail
A-1 1/2" = 1' - 0"



11 Flat Roof Detail
A-1 1/2" = 1' - 0"

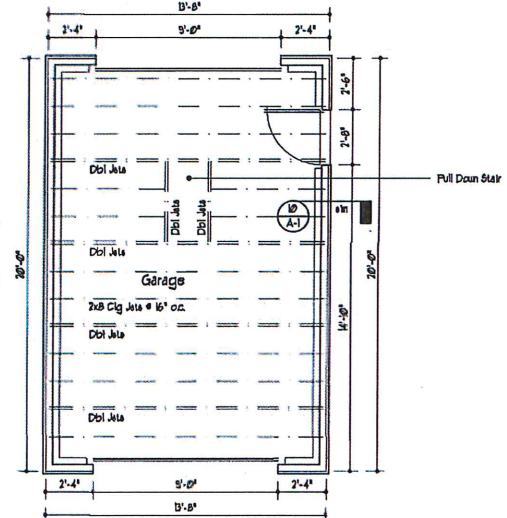


1 Site Plan
A-1 1/6" = 1' - 0"

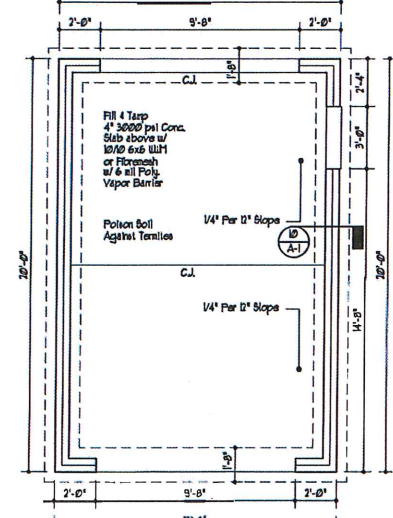


8 Roof Plan
A-1 1/4" = 1' - 0"

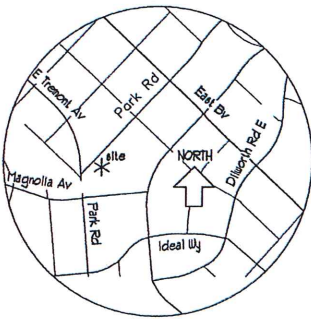
Roof Notes
Rafters shall be 2x6 @ 16" o.c., SFF #2 Except as Noted
Collar Ties shall be 2x6 @ 48" o.c. Located Nominally 3' below all Ridges
Minimum 3 Collar Ties at All Ridges Even if 2 Must be Located on One Rafter
All Hips, Valleys & Ridges 2x10 SFF #2, U.N.O.
Roof Designed For Asphalt Shingles



4 Floor Plan
A-1 1/4" = 1' - 0"



3 Foundation Plan
A-1 1/4" = 1' - 0"

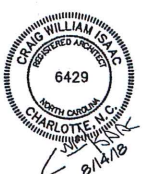


2 Vicinity Plan
A-1 No Scale

1941 Park Road Square Footage Summary
Garage = 282 Sq Ft
Storage = 388 Sq Ft
Outdoor Cover = 202 Sq Ft
Rear Yard = 3,468 Sq Ft Impervious = 1,132 Sq Ft (32%)
Impervious Includes Future Driveway

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
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CRAIG W ISAAC
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900 Linda Lane
Charlotte, NC 28211
Architect
Interior Design
Product Design
704.338.1365



Brown
Garage
1941
Park
Road
Charlotte
NC

April 10, 2018
April 23, 2018
August 14, 2018

A-1