



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS – AMENDMENT**

CERTIFICATE NUMBER: HDCADMRM-2019-00541

DATE: 5 September 2019

ADDRESS OF PROPERTY: 2124 Park Road

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12110214

OWNER(S): Luck King

DETAILS OF APPROVED PROJECT: Covered Porch. The project is the addition of a new rear covered porch, that is no taller or wider than the original building and meets all required setbacks. The existing rear stoop will be removed. The new porch footprint measures approximately 20'- 8" x 17'-10". The wood porch will have wood columns with trim to match the existing front porch, a wood tongue-and-groove deck floor and a metal roof. Vegetation will be added to screen the area beneath the porch on the left-side and wood steps will screen the right-side. Decorative wood shutters will enclose the left-side. The wood porch and decks will be painted or stained after an appropriate curing period. Post-completion the rear yard permeable space will be 71%. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. The material and design meets the applicable Design Guidelines for porches (page 4.8)


Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

- 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



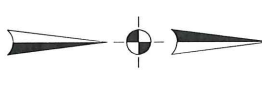
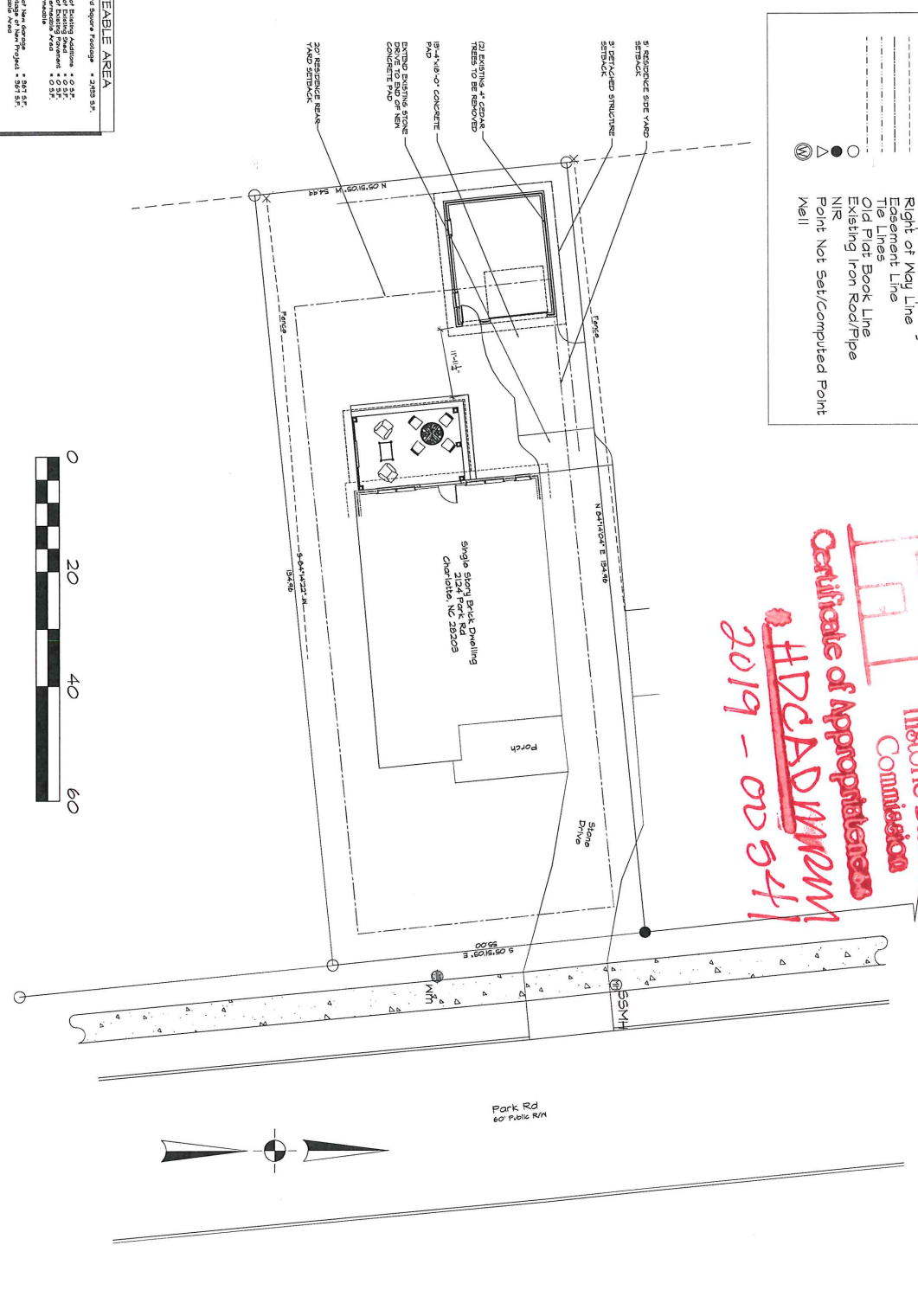
Staff

GENERAL CONTRACTOR:	King Farm Building Group
	899 E. 7th St. Suite 100 Charlotte, NC 28202 F: 704.269.1495 Mobile: 704.476.6446 www.kingfarmbuildinggroup.com email: charlotte@kingfarm.com
DESIGNER:	King Farm Building Group
	5546 Union Grove Road Nashville, TN 37225 www.kingfarmbuilding.com
STRUCTURAL ENGINEER:	Heagy Consulting Group, P.A.
	48107 Ramsey Way Suite 200 Charlotte, North Carolina 28217 F: 704.585.1177 www.heagy.com Lynette S. Cozart
PROJECT INFO:	King Residence in Charlotte, NC Located at: 2124 Park Road
DATE:	2/2019
DRAWN BY:	SP2
CHECKED BY:	
SCALE:	AS SHOWN
PROJECT NAME:	ARCHITECTURAL SITE PLAN

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
HPCAD# 19021
 2019 - 00541

Legend	
—————	Property Line
- - - - -	Computed Property Line
-----	Right of Way Line
-----	Easement Line
-----	Tie Lines
-----	Old Flat Back Line
-----	Existing Iron Rod/Pipe
○	NIR
△	Point Not Set/Computed Point
⊙	Well

PERMEABLE AREA	
A	Existing Year-round Storage Structure = 2769 SF
B	Square Footage of Existing Asphalt = 0 SF Square Footage of Existing Concrete = 0 SF Square Footage of Existing Concrete on Existing Impervious = 0 SF
C	Proposed: Total Square Footage of New Concrete = 964 SF Total Square Footage of New Paving = 964 SF Total Impervious Area Post-Construction = 446 SF
D	Total Impervious Area Pre-Construction = 446 SF

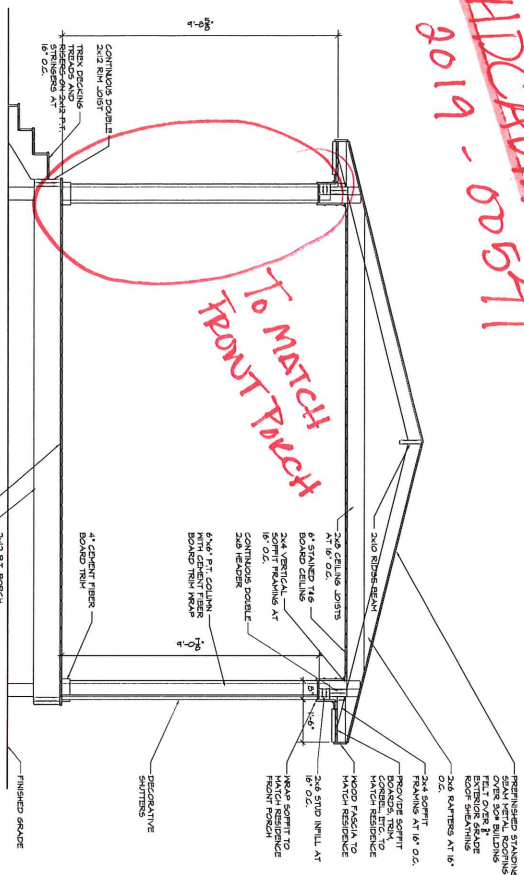


APPROVED

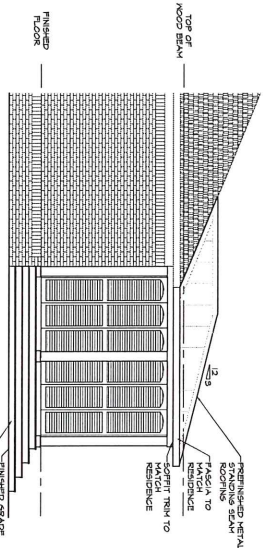
Charlotte
Historic District
Commission

Certificate of Appropriateness

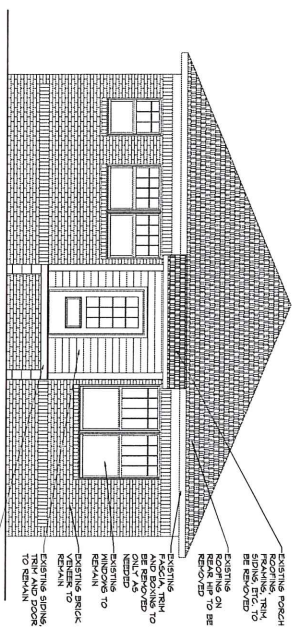
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2019 - 00541



2 PORCH SECTION
SCALE 1/4\"/>

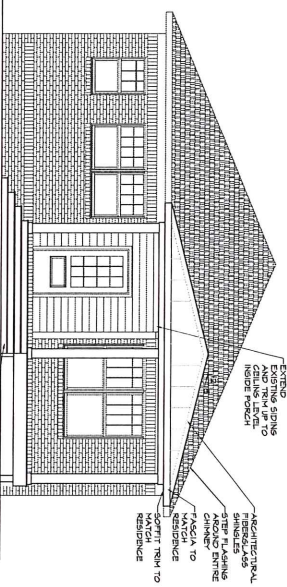


3 RIGHT SIDE ELEVATION
SCALE 1/4\"/>



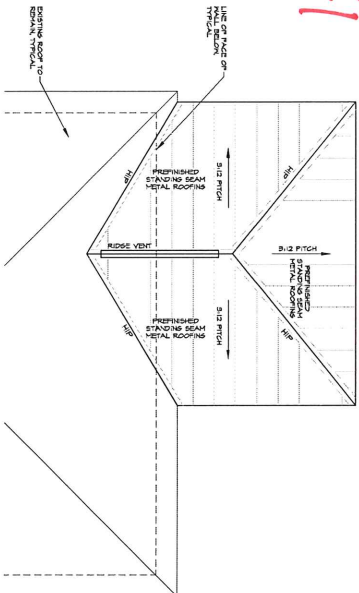
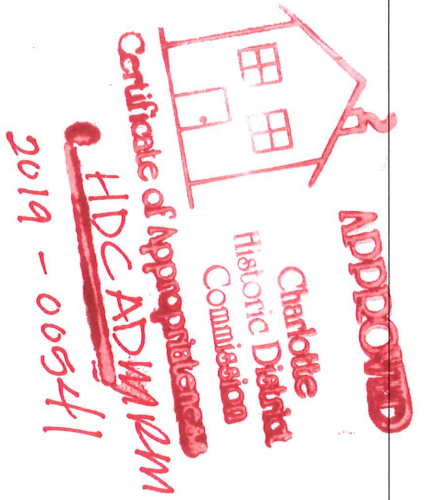
4 LEFT SIDE ELEVATION
SCALE 1/4\"/>

ADD
Vegetation

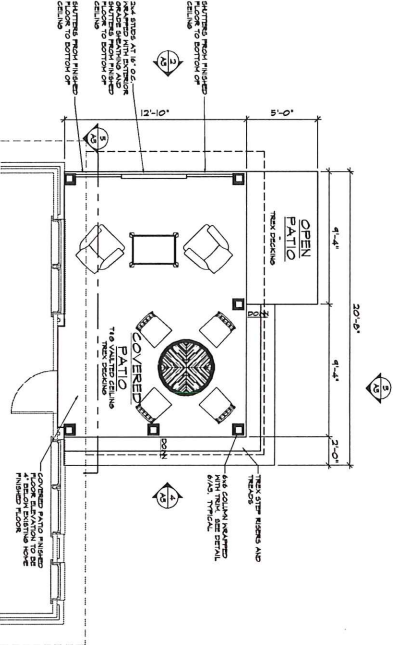


5 REAR ELEVATION
SCALE 1/4\"/>

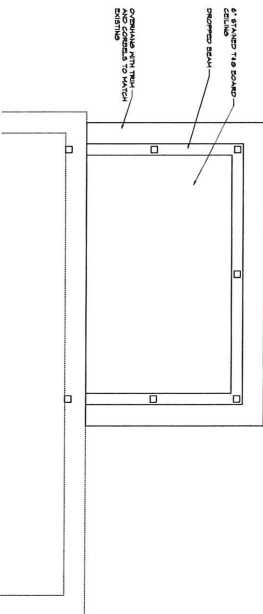
<p>GENERAL CONTRACTOR</p> <p>King Farm Building Group 1000 Park Road Charlotte, NC 28203 P: 704.545.6165 www.kingfarmbuildinggroup.com email: charlotte@kingfarm.com</p>		<p>DESIGNER</p> <p>Davis Brody Bond 5924 Lake Hope Drive, Suite 300 Merrillville, IN 46459 www.davisbrodybond.com</p>		<p>STRUCTURAL ENGINEER</p> <p>Heery Consulting Group, P.A. 16001 Boulevard Way Suite 200 Charlotte, North Carolina 28211 P: 704.545.2222 F: 704.545.1515 Lorain F. O'Neil</p>											
<p>PROJECT INFO:</p> <p>King Residence in Charlotte, NC Located at: 2124 Park Road</p>															
<p>DATE: 06/13/19</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 06/13/19</p> <p>SCALE: 1/4" = 1'-0"</p>															
<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHECKED</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>						NO.	DESCRIPTION	DATE	BY	CHECKED					
NO.	DESCRIPTION	DATE	BY	CHECKED											
<p>COVERED PORCH ELEVATIONS, SECTION AND DETAILS</p>															
<p>A3</p>															



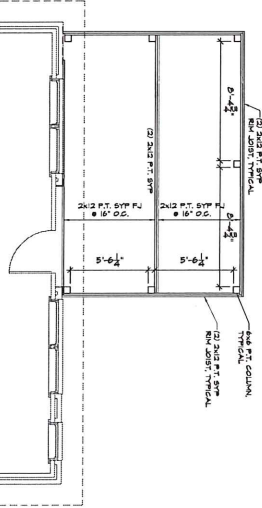
2 COVERED PORCH ROOF PLAN
SCALE: 1/4" = 1'-0"



3 COVERED PORCH FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 COVERED PORCH REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



3 COVERED PORCH FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES.
- ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES.
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GENERAL CONTRACTOR:
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 1407 Riverside Way
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 E: info@hightcorbett.com

PROJECT INFO:
 King Residence in
 Charlotte, NC
 Located at:
 2124 Park Road

NO.	DATE	DESCRIPTION
1	10/1/2019	COVERED PORCH PLANS AND NOTES

DATE: 10/1/2019
 DRAWN BY: A1