



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00190

DATE: 17 May 2019

ADDRESS OF PROPERTY: 2124 Park Road

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12110214

OWNER/APPLICANT: Luke King

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 17'-8" x 22' and the height, as measured from grade to ridge, is 14'-9". The new garage will be brick to match the residence with wood or fiber cement shake siding broken up and applied individually (not in pre-made panels) to match the profile of those on the residence. All trim details, including corner boards, will be wood or fiber cement to match the primary structure. All windows will be double-hung aluminum-clad wood with Simulated True Divided Lights (STDL) molded muntins in a 6/1 pattern to match the primary structure. This approval does not imply approval of Ply-Gem manufactured windows as these do not meet HDC requirements. The garage door and door will be wood with STDL windows in a pattern that matches the plans. The project also includes the removal of two existing 4" cedar trees in the rear yard. An existing stone area in the front yard that was not previously approved by the HDC will be removed with only a 3' wide stone walkway to remain. See attached plans 'SP1', 'SP2', 'A2' and 'A4'.

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.

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.

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

GENERAL CONTRACTOR:
 King Farm Building Group
 P.O. Box 31665
 Charlotte, NC 28231
 P: 704.506.1405
 Website: www.kingfarmbuildinggroup.com
 Email: dkrause@kingfarm.com



DESIGNER:
 Davis Hines
 5124 New Hope Church Road
 Marshville, NC 28103
 P: 704.560.5225
 dhines2008@gmail.com

STRUCTURAL ENGINEER:
 Integrity Consulting Group, P.A.
 16601 Riverstone Way
 Suite 200
 Charlotte, North Carolina 28271
 P: 704.541.3202 F: 704.541.3675
 License #: C-2217

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

REVISION	DATE
No. _____	Date _____

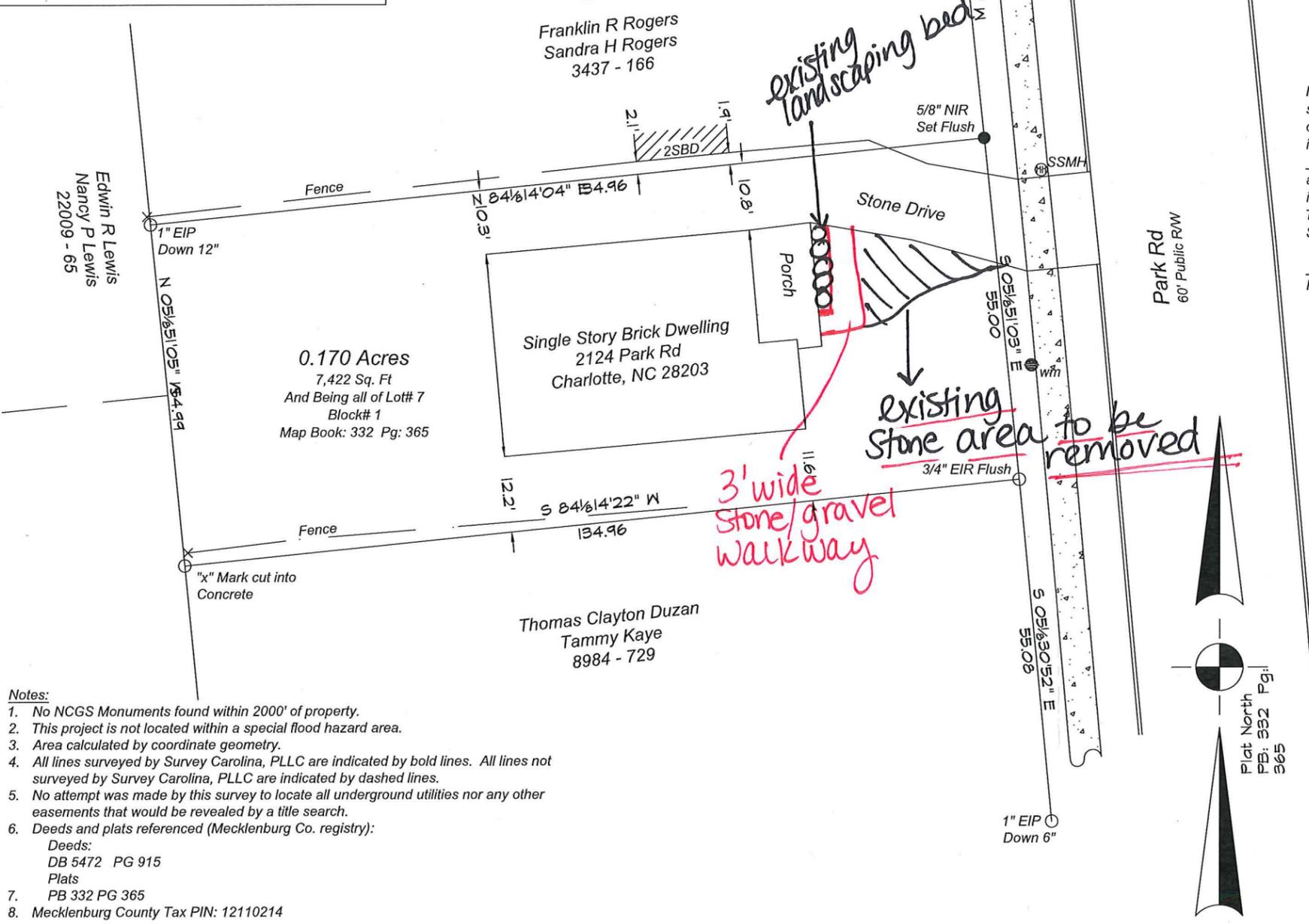
DATE: xxxxx
GRADE: xxxxx
SITE SURVEY
 FOR REFERENCE ONLY

SHEET #
 SPI

Legend

- _____ Property Line
- _____ Computed Property Line
- _____ Right of Way Line
- _____ Easement Line
- _____ Tie Lines
- _____ Old Plat Book Line
- _____ Existing Iron Rod/Pipe
- NIR
- Point Not Set/Computed Point
- ⊙ Well

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
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- Notes:**
- No NCGS Monuments found within 2000' of property.
 - This project is not located within a special flood hazard area.
 - Area calculated by coordinate geometry.
 - All lines surveyed by Survey Carolina, PLLC are indicated by bold lines. All lines not surveyed by Survey Carolina, PLLC are indicated by dashed lines.
 - No attempt was made by this survey to locate all underground utilities nor any other easements that would be revealed by a title search.
 - Deeds and plats referenced (Mecklenburg Co. registry):
 Deeds:
 DB 5472 PG 915
 Plats
 PB 332 PG 365
 - PB 332 PG 365
 - Mecklenburg County Tax PIN: 12110214

I, Dan W Tanner II, Professional Land Surveyor, certify that:
 This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.



I Dan W Tanner II certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE, page NOTES or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book See, page Notes or other reference source _____; that the ratio of precision or positional accuracy is 1:10,000 +; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).
 This the _____ day of _____, 2017.
 Seal

Professional Land Surveyor

THIS SURVEY IS NOT SUBJECT TO GS 47-30 AND IS NOT TO BE USED FOR RECORDING

Survey For:
Luke King
 Charlotte Township Mecklenburg County
 North Carolina May 02, 2017
 Scale: 1" = 20 US Survey Feet



SURVEY CAROLINA, PLLC
 1016 Worth St, Asheboro, NC 27203
 Phone Number: 336 460-0261
 Email: mail@surveycarolina.com
 Firm #: P-1110
 Dan W Tanner II L-4787
 © 2017 Survey Carolina, Plc Job #: 20170502king

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

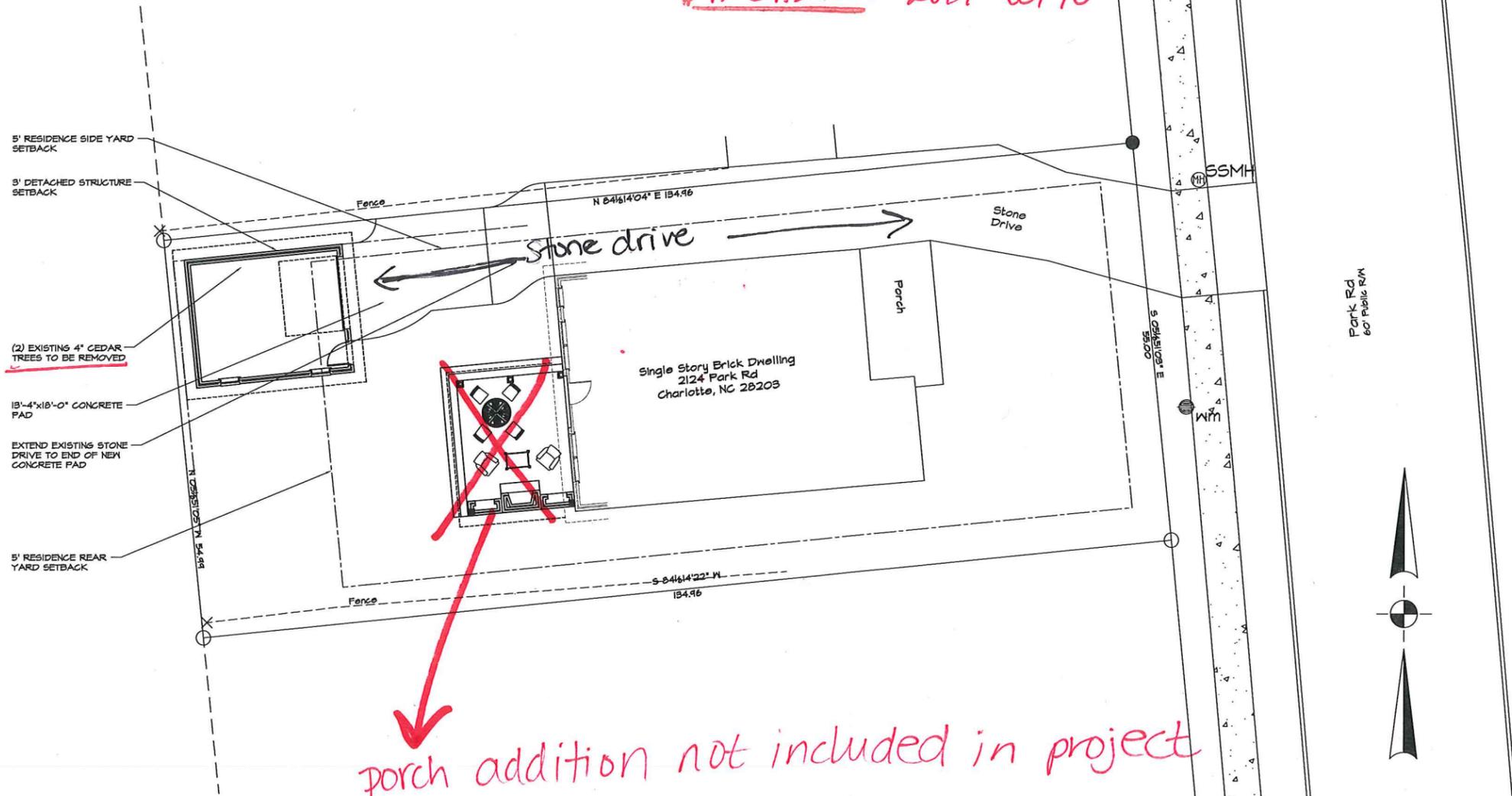


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porch addition not included in project

PERMEABLE AREA	
A. Existing Rear Yard Square Footage	= 2,159 S.F.
B. Existing:	
Square Footage of Existing Additions	= 0 S.F.
Square Footage of Existing Shed	= 0 S.F.
Square Footage of Existing Pavement	= 0 S.F.
Total Existing Impermeable Area	= 0 S.F.
0% Existing Impermeable	
C. Proposed:	
Square Footage of New Garage	= 361 S.F.
Total Square Footage of New Project	= 361 S.F.
15% Non Impermeable Area	
D. Total:	
Total Impermeable Area Post-Construction	= 668 S.F.
25% Impermeable Post-Construction	



GENERAL CONTRACTOR:
King Farm Building Group
P.O. Box 51665
Charlotte, NC 28251
P: 704.506.1425
Website: www.kingfarmbuildinggroup.com
email: dkrass@kingfarm.com



DESIGNER:
Davis Hines
5124 New Hope Church Road
Marshville, NC 28053
P: 704.560.5225
dhines2001@gmail.com

STRUCTURAL ENGINEER:
Integrity Consulting Group, P.A.
16607 Riverstone Way
Suite 200
Charlotte, North Carolina 28277
P: 704.541.5202 F: 704.541.5615
License #: C-2211

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

REVISION	No.	Date

DATE: 10/01/19
DRAWING NAME:
ARCHITECTURAL
SITE PLAN

SHEET #
SP2



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GENERAL NOTES:
 1. SUBCONTRACTORS ARE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK AND ARE TO NOTIFY O.S. OF ANY DISCREPANCIES ENCOUNTERED IN THE FIELD.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS BEFORE ANY WORK IS TO BE ACCOMPLISHED. THE DESIGNER/ENGINEER MUST BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
 3. ALL DIMENSIONS ARE FROM:
 A. OUTSIDE FACE OF MASONRY TO OUTSIDE FACE OF MASONRY.
 B. OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD.
 C. OUTSIDE FACE OF STUD TO CENTERLINE OF DOOR/WINDOW.
 4. TERMITES TREAT SOIL BELOW ALL CONCRETE SLABS.
 5. ALL POURED-IN-PLACE CONCRETE FOUNDATION WALLS SHALL BE ALIGNED WITH THE FACE OF STUD ABOVE (U.L.O.), ALLOWING THE 1/2" THICK SHEATHING TO OVERHANG THE FOUNDATION WALL.
 6. ALL DOORS ARE TO BE INSTALLED 4" OFF FACE OF ADJACENT WALL OR CENTERED ON WALL.
 7. PROVIDE ICE AND WATER SHIELD AROUND ENTIRE ROOF PERIMETER, ALONG ALL HIP LINES AND IN ALL VALLEYS.
 8. ARCHITECTURAL FIBERGLASS SHINGLES ARE TO BE INSTALLED OVER 50# BUILDING FELT WITH CONTINUOUS PREFINISHED METAL DRIP EDGE AROUND ENTIRE ROOF PERIMETER.

GENERAL CONTRACTOR:
 King Farm Building Group
 P.O. Box 51665
 Charlotte, NC 28251
 P: 704.506.1485
 Website: www.kingfarmbuildinggroup.com
 email: dhrase@kfbgroup.com

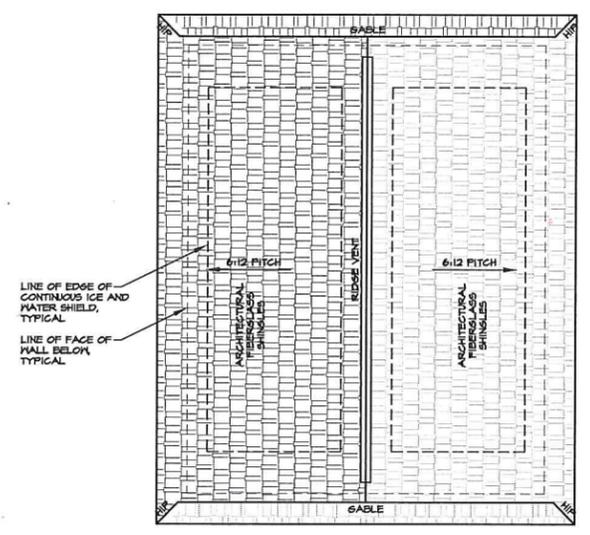


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 Davis Hines
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 dhines2001@gmail.com

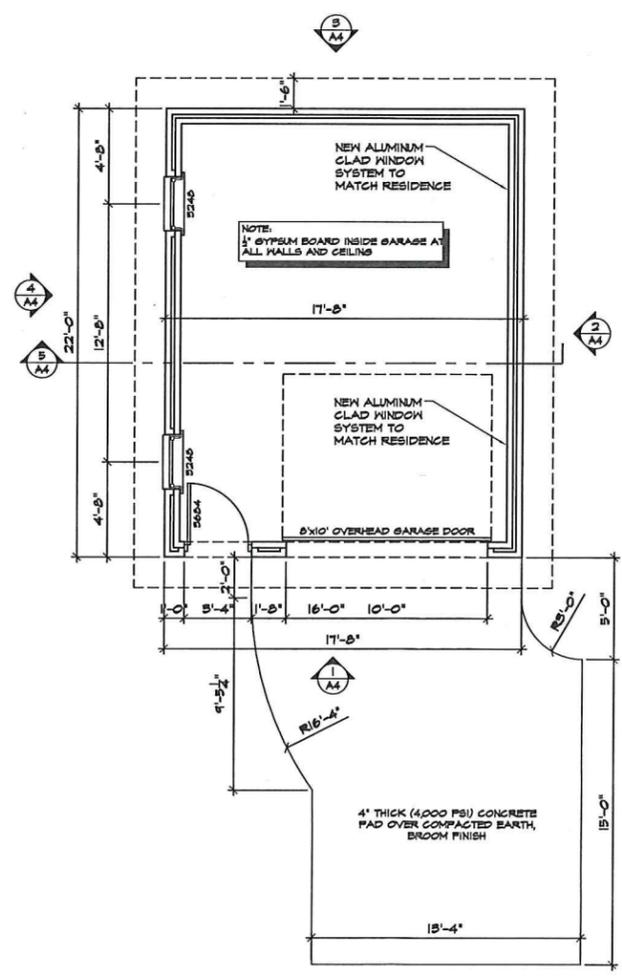
STRUCTURAL ENGINEER:
 Integrity Consulting Group, P.A.
 16607 Riverstone Way
 Suite 200
 Charlotte, North Carolina 28277
 P: 704.541.5202 F: 704.541.5675
 License #: C-2217

PROJECT INFO:
 King Residence in
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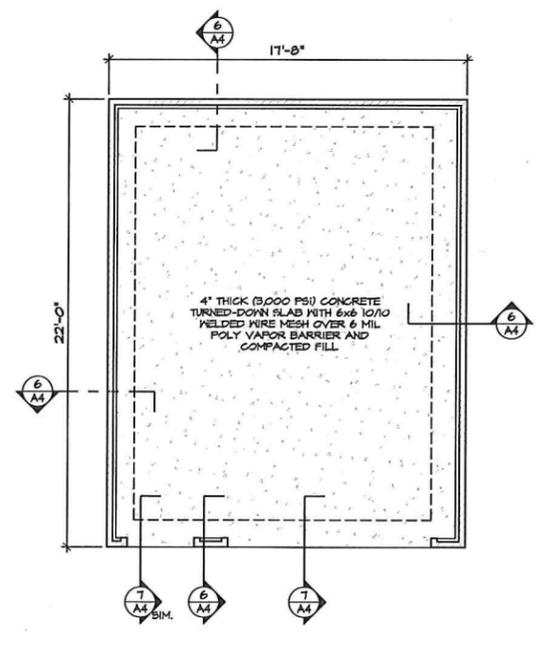
ATTIC VENTILATION
CALCULATIONS
 2" CONT. ALUMINUM SOFFIT VENT = 8 SQ. IN./FT. OF VENT AREA
 RIDGE VENT = 12.5 SQ. IN./FT. OF VENTED AREA
 BUILDER TO CONFIRM THE SQ. IN. / FT. VENTED AREA WITH THEIR MANUFACTURER OF VENTING PRODUCTS USED FOR THIS PROJECT.
 ATTIC = 442 SF X 144 = 472.32 SQ. IN. REQUIRED ROOF VENTING
 150
 2.66 SF GABLE VENT X 144 SQ. IN. = 384 SQ. IN. GABLE VENT AREA
 21 LF RIDGE VENT X 12.5 SQ. IN. = 262.5 SQ. IN. RIDGE VENT AREA
 TOTAL RIDGE AND SOFFIT VENT AREA = 646.5 SQ. IN. PROVIDED ROOF VENTING



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



2 GARAGE FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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

REVISIONS	
No. _____	Date _____

ISSUE DATE: 3/20/19

DRAWING NAME:
GARAGE PLANS AND NOTES

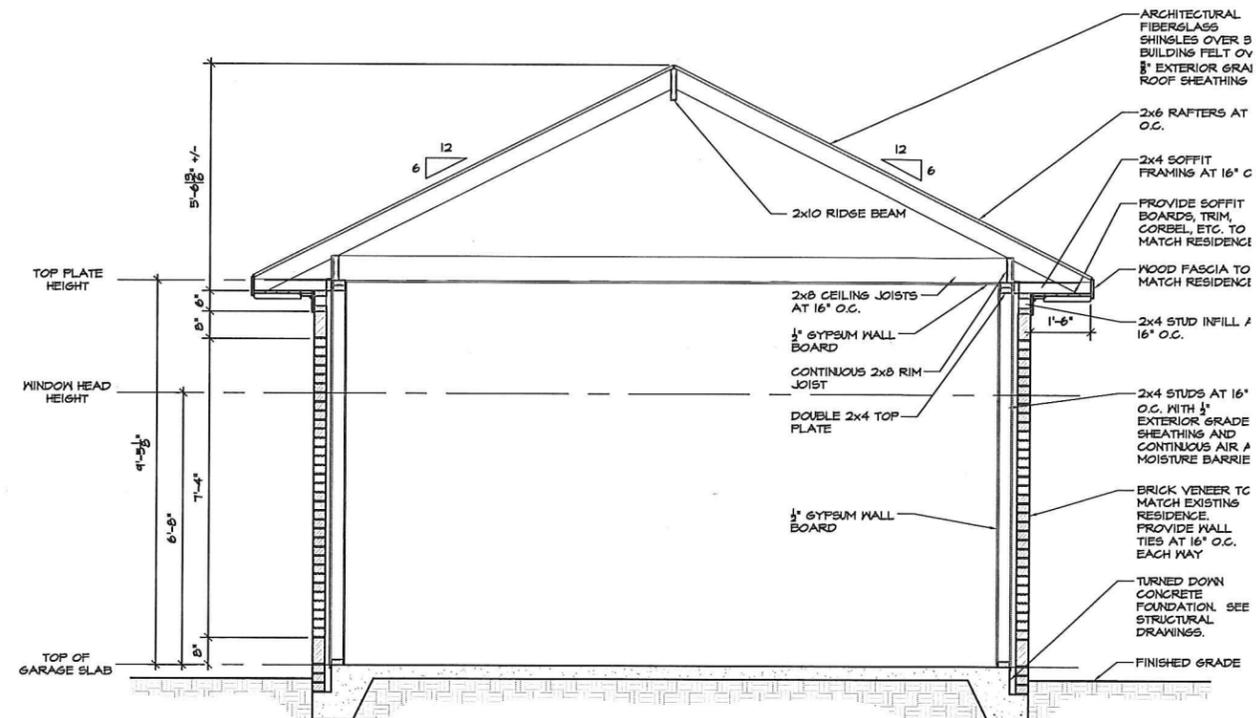


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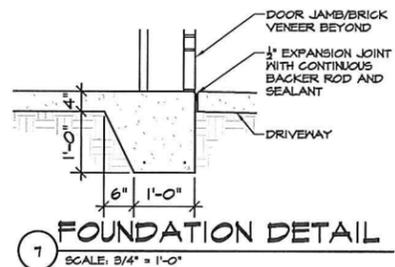
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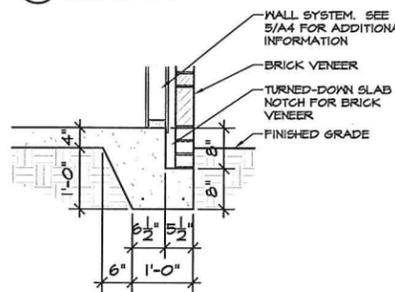
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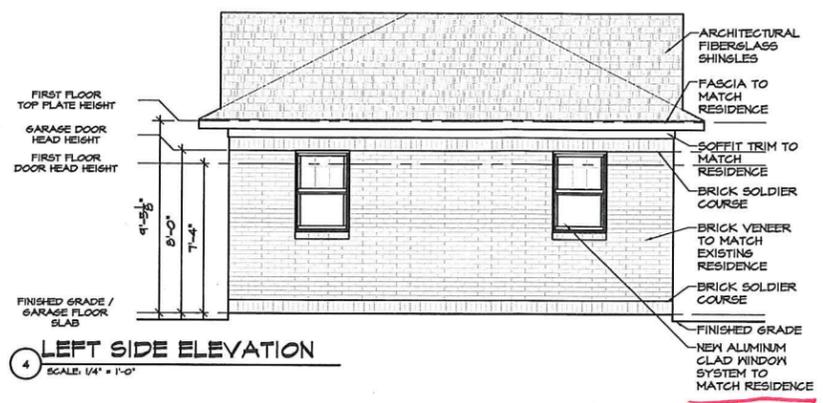
5 GARAGE SECTION
SCALE: 1/2" = 1'-0"



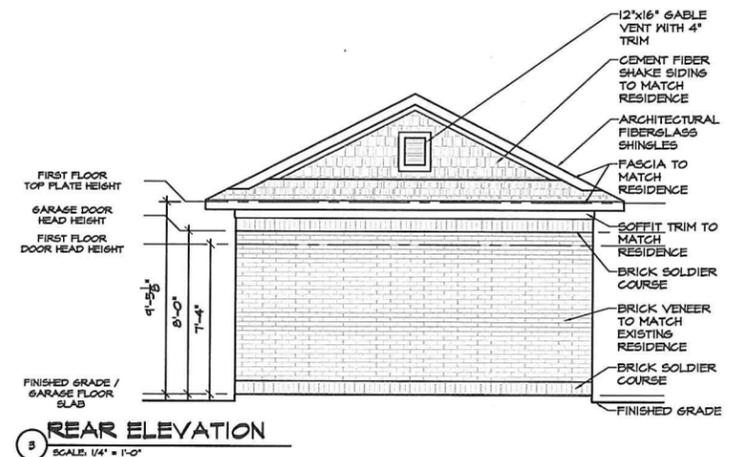
7 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



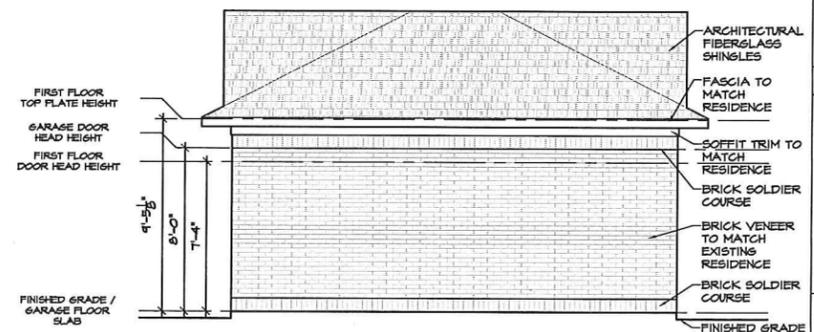
6 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



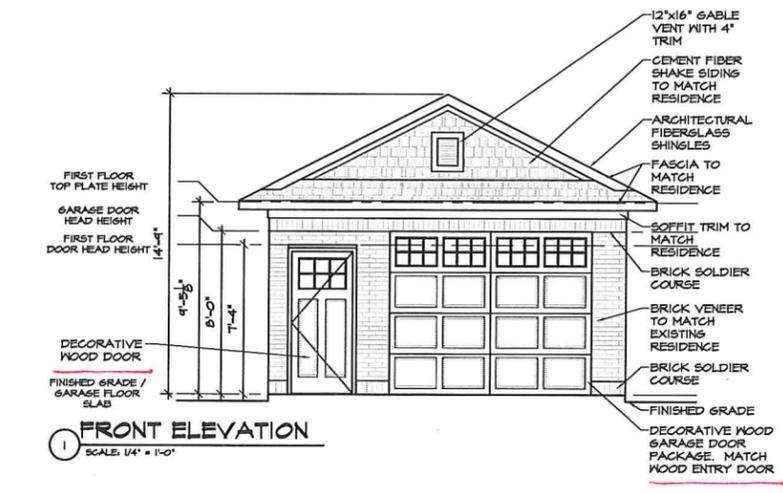
4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR:
King Farm Building Group
P.O. Box 31665
Charlotte, NC 28221
P: 704.206.1403
Website: www.kingfarmbuildinggroup.com
email: cirauso@kingfarm.com



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Davis Hines
5424 New Hope Church Road
Marshville, NC 28053
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dhines2001@gmail.com

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REVISION	No.	Date

DRAWING NAME:
GARAGE
ELEVATIONS,
SECTION AND
DETAILS