



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00427

DATE: 6 August 2019

ADDRESS OF PROPERTY: 1941 Park Road

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12108826

OWNER: Anthony & Amber Brown


DETAILS OF APPROVED PROJECT: Site Improvements. This project is the addition of new small-scale vegetation, to include adding to an existing porch, adding perimeter fence in the rear, adding carriage track to existing driveway and restoring the front walkway. New and existing vegetation will not obscure the view of the main house. **Fence:** A new perimeter fence will be installed in the rear yard. The fence will tie-in at the rear corner of the house on both sides. A wooden gate to match the fence will be installed on the right-side and an aluminum driveway gate on the left-side. The new fence will be wood with panels of vertical pickets butt-joined to substantial uprights and will be capped at the top. The fence will not exceed six feet in height with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing period. **Driveway & Walkways:** The existing driveway will be saw cut into carriage tracks with a gravel center. The carriage tracks will extend past the rear corner of the house, beyond the aluminum gate. The front walkway will be restored to the style, dimension and material (smooth concrete), as shown in historic photos. The side walkway, connecting the driveway to the front walk, will be paved with smooth concrete, no wider than 3'-0", in the same design as historic walkway. **Site Appurtenances:** The area to the left of the garage will be paved with permeable pavers and screened with a fence and gate, in the same style as the perimeter fence, and will store the properties trash cans. **Patio & Rear Yard:** A new open-air patio will be added to the existing covered porch. The patio is approximately 17'- 9 ½ " x 16'-8 ¾ " and will paved with permeable pavers. A 30sqft brick fireplace will be included. The rear yard will also include permeable artificial turf and will be screened with live landscaping the perimeter fence. After project total impermeable approximately 43.4%. See attached plans.

1. Applicable Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features.
2. The applicable Design Guidelines for Landscaping and Yards (page 8.4) have been met.

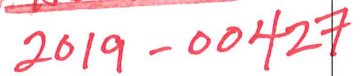
Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District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

- 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

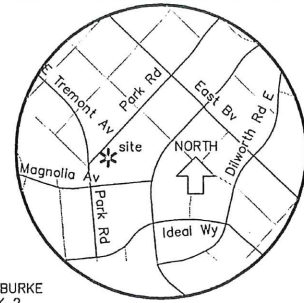

Staff



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F.E.M.A.- F.I.R.M. INFORMATION

COMMUNITY NUMBER: 370159 MAP NUMBER: 3710454300L
EFFECTIVE DATE: SEPTEMBER 02, 2015 ZONE: X (OUT)



VICINITY MAP

n.t.s.



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCAD MRW

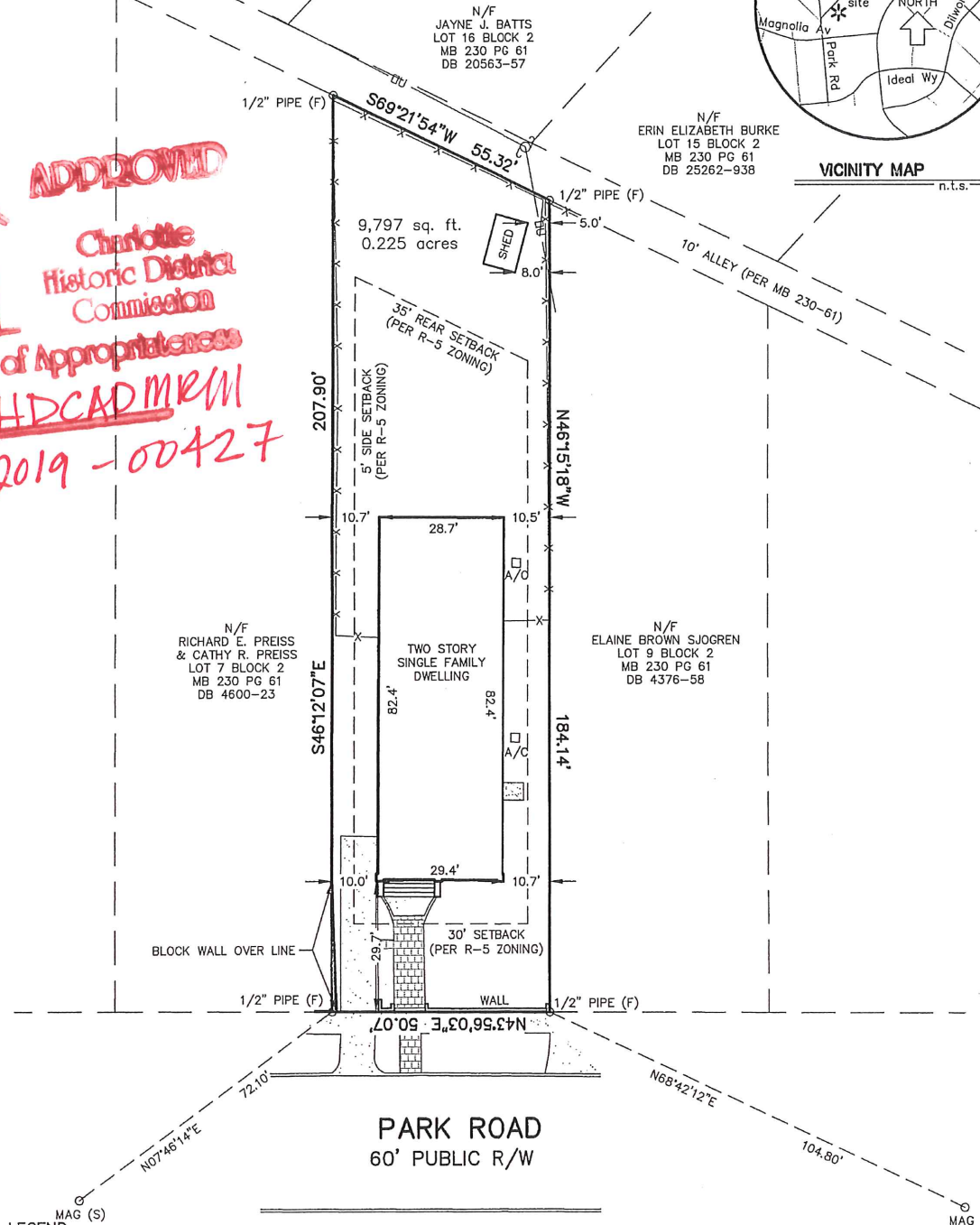
2019-00427

N/F
JAYNE J. BATTS
LOT 16 BLOCK 2
MB 230 PG 61
DB 20563-57

N/F
ERIN ELIZABETH BURKE
LOT 15 BLOCK 2
MB 230 PG 61
DB 25262-938

N/F
RICHARD E. PREISS
& CATHY R. PREISS
LOT 7 BLOCK 2
MB 230 PG 61
DB 4600-23

N/F
ELAINE BROWN SJOGREN
LOT 9 BLOCK 2
MB 230 PG 61
DB 4376-58



LEGEND

- O PROPERTY CORNER
- (F) FOUND
- (S) SET
- #4b No. 4 REBAR
- #5b No. 5 REBAR
- X- FENCING
- OU- OVERHEAD UTILITY
- R/W RIGHT OF WAY
- b/c BACK OF CURB
- P.D.E. PUBLIC DRAINAGE EASEMENT
- MAG SURVEY NAIL
- Q₃ UTILITY POLE

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY EITHER RECORDED OR IMPLIED.

Lucas-Forman
Incorporated
Land Surveying
Planning & Engineering

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640

PHYSICAL SURVEY
of
1941 PARK ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

LOT **8** BLOCK **2** MAPBOOK **230** PAGE **61**
SUBDIVISION **SECTION 2 DILWORTH**
DEED REFERENCE: **DB 30089-40**
for

SURVEYED: D.B. GODBOLD DATE: 02.09.2016 REV.
DRAWN: B.S. HENSLEY UPDATE:

SEAL

ARTHUR F. FORMAN
LAND SURVEYOR
NORTH CAROLINA
SEAL
L-3141

JOB# 16020 FILE#



match
STEPS



smooth
concrete



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Commission

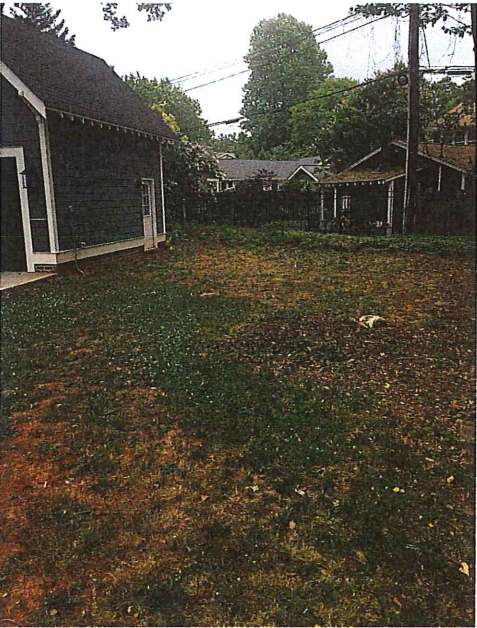
Certificate of Appropriateness

HDCAdmem

2019 - 00427

Historic
Front
Walk





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Certificate of Appropriateness
HDCADM/M
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SYNLawn 958

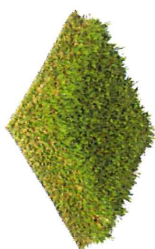
At a whopping 90-ounce face-weight, SYNLawn 958 is the heavyweight champion of synthetic turf technology. Using a combination of long clover and field green grass blades with dense tan thatch to create an incredibly realistic natural appearance. Backed by a manufacturer warranty of 15-years, this beautiful turf will look gorgeous for years to come. Recommended for medium to heavy foot traffic.

100% Recyclable • UV Stabilized • Made in the USA • Biobased Materials

Water Permeability:

30 inches per hour

ASTM F 1551



Wood Service Area & Gates

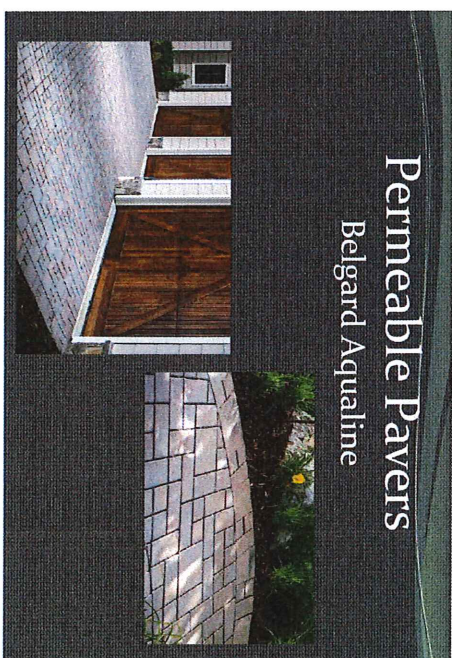


& Perimeter Fence

Brick Fireplace



Permeable Pavers Belgard Aqualine



Aluminum Fence with Walk Gate

