



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS-Amended**

CERTIFICATE NUMBER: 2016-063

DATE: October 31, 2016

ADDRESS OF PROPERTY: 2000 Park Road

TAX PARCEL NUMBER: 12109326

HISTORIC DISTRICT: Dilworth

OWNER(S): Eileen and Meagan Tiffany

DETAILS OF APPROVED PROJECT: The project includes window and door replacement, a new driveway, a new deck hand rail and exterior repairs to the existing siding, roof trim, walkway and front steps as noted on the plans. The project also includes the removal of three trees to be replaced with two large maturing trees from the City of Charlotte's *Approved Tree and Shrub List*. The trees may be planted in the front, rear or side yards. The following items are approved administratively as Repair and Maintenance. 1) The front porch repair will keep the basic design and form of the original columns and base. 2) The painted brick foundation was reconstructed with an unpainted brick foundation. 3) As noted on the original plans the siding underneath the aluminum may be repaired if possible. Wood lap siding may be used as an alternate material per page 48, item 3 of the Policy and Design Guidelines - Traditional Building Materials which states, "All building materials must match the character of the existing structure and/or streetscape in design, texture and other visual qualities." Wood lap siding is a traditional material that reflects the character of the structure and the streetscape.

The fenestration changes and repairs were approved by the Historic District Commission May 11, 2016. Tree replacement was approved by the HDC June 8, 2016.

- 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.

Chairman

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

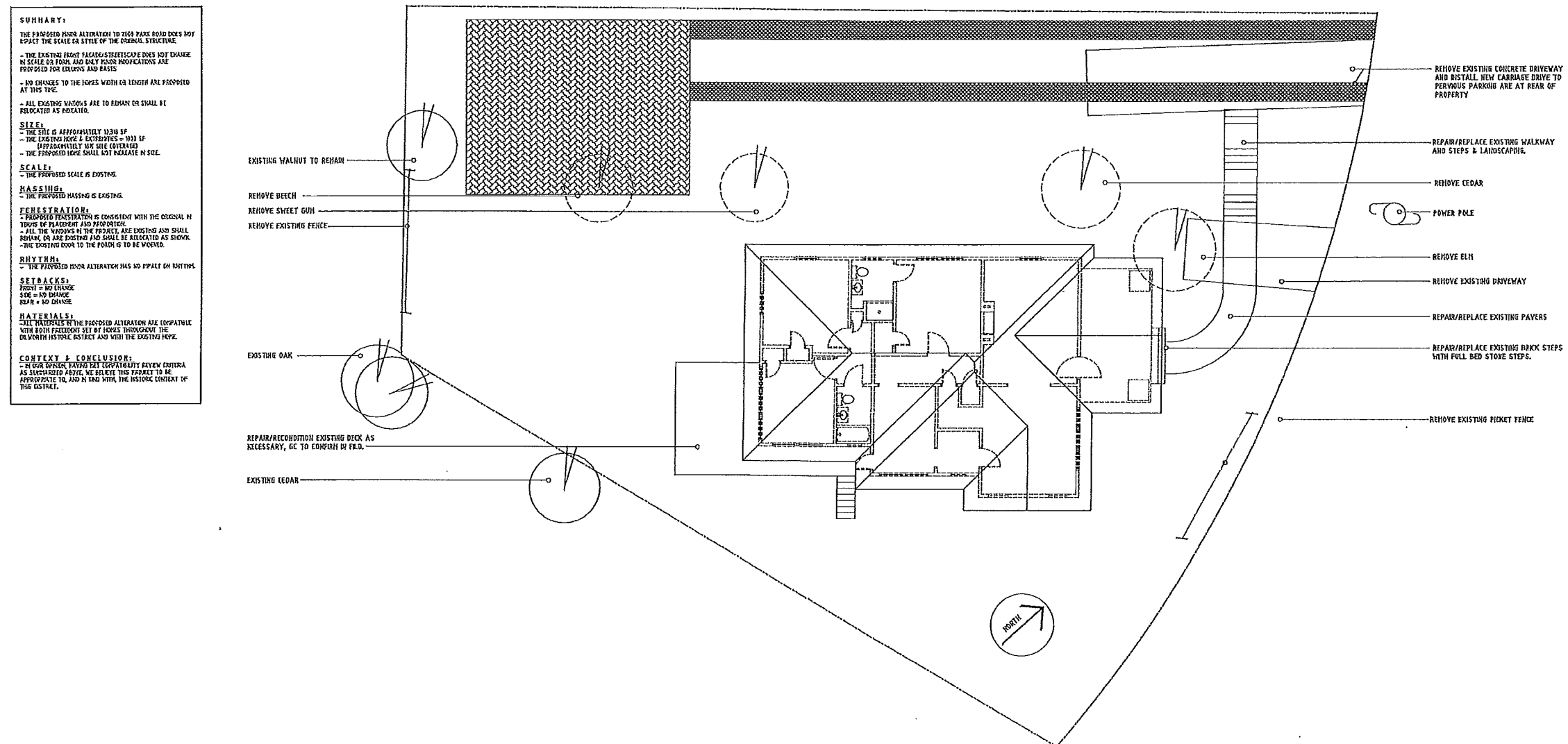
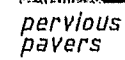
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
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APPROVED

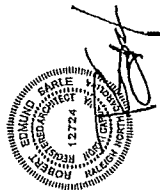
Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-063



RESIDENTIAL RENOVATION
TIFFANY
2000 PARK ROAD
CHARLOTTE, NORTH CAROLINA 28203



rsarle
a r c h i t e c t

Robert Sarle, RA
3437 OLD MILBURN RD
RALEIGH, NC 27616

REVISIONS	DATE
CONTINUANCE	05.02.2016
(REVISED SCOPE)	

SITE, LANDSCAPE & MATERIAL DIAGRAM

L100
DATE 04.04.16

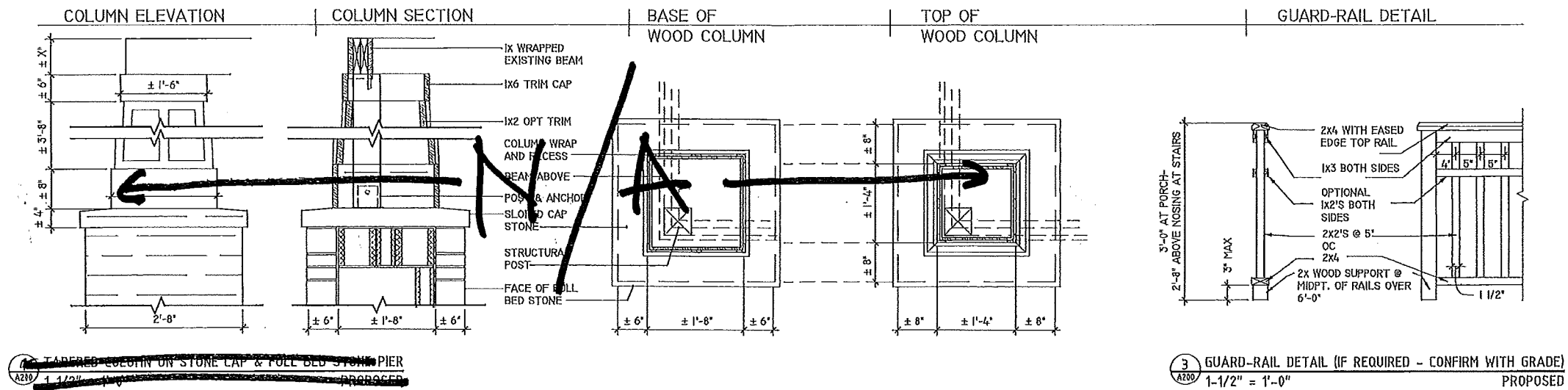
MAY 2016

APPROVED

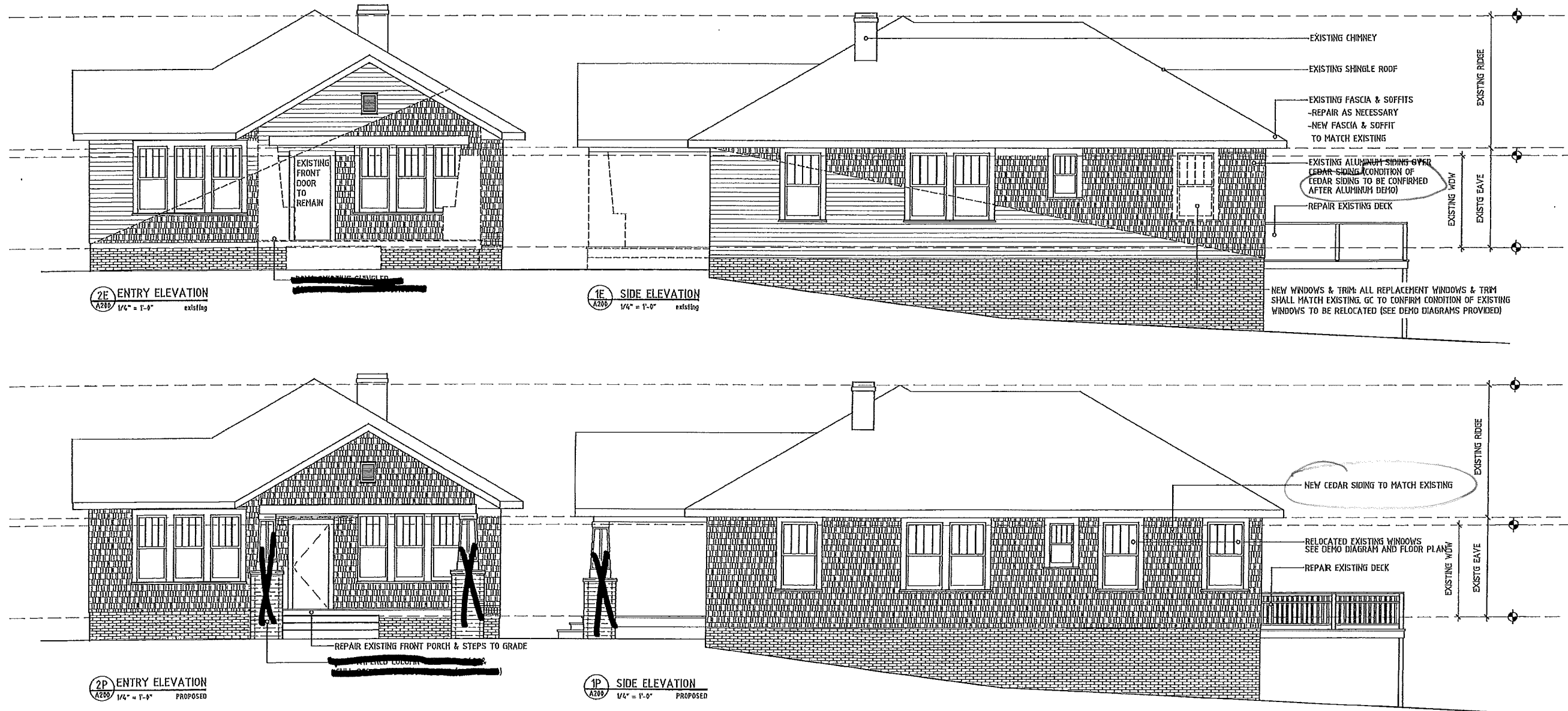
Charlotte
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GUARDRAIL AND HANDRAILS:
 1) INSTALL GUARDS PER RESIDENTIAL BUILDING CODE PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 30" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 6" OR MORE IN DIAMETER. HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAXIMUM OF 4" AT THE NEAREST POINT BETWEEN MEMBERS.
 2) INSTALL HANDRAILS PER RESIDENTIAL BUILDING CODE AT ALL PORCH STAIRS WITH MORE THAN 4 RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 30" AND NOT MORE THAN 38".



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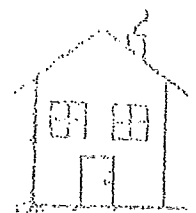


rsallie
 architect
 ROBERT S. SALLIE, RA
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 ROBSALLIE@GMAIL.COM

REVISIONS	DATE
CONTINUANCE 05.07.2016	
RE-REVISION 05.07.2016	

ELEVATIONS

A200
 DATE 04.04.16



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-063

SUMMARY:
THE PROPOSED MINOR ALTERATION TO 2000 PARK ROAD DOES NOT IMPACT THE SCALE OR STYLE OF THE ORIGINAL STRUCTURE.

- THE EXISTING FRONT FACADE/STREETSCAPE DOES NOT CHANGE IN SCALE OR FORM (AND ONLY MINOR MODIFICATIONS ARE PROPOSED FOR COLUMNS AND BASES).
- NO CHANGES TO THE HOMES WIDTH OR LENGTH ARE PROPOSED AT THIS TIME & ALL EXISTING WINDOWS ARE TO REMAIN OR SHALL BE RELOCATED AS INDICATED.

FENESTRATION:

- PROPOSED FENESTRATION IS CONSISTENT WITH THE ORIGINAL IN TERMS OF PLACEMENT AND PROPORTION.
- ALL THE WINDOWS IN THE PROJECT, ARE EXISTING AND SHALL REMAIN, OR ARE EXISTING AND SHALL BE RELOCATED AS SHOWN.
- THE EXISTING DOOR TO THE PORCH IS TO BE WIDENED.

RHYTHM:

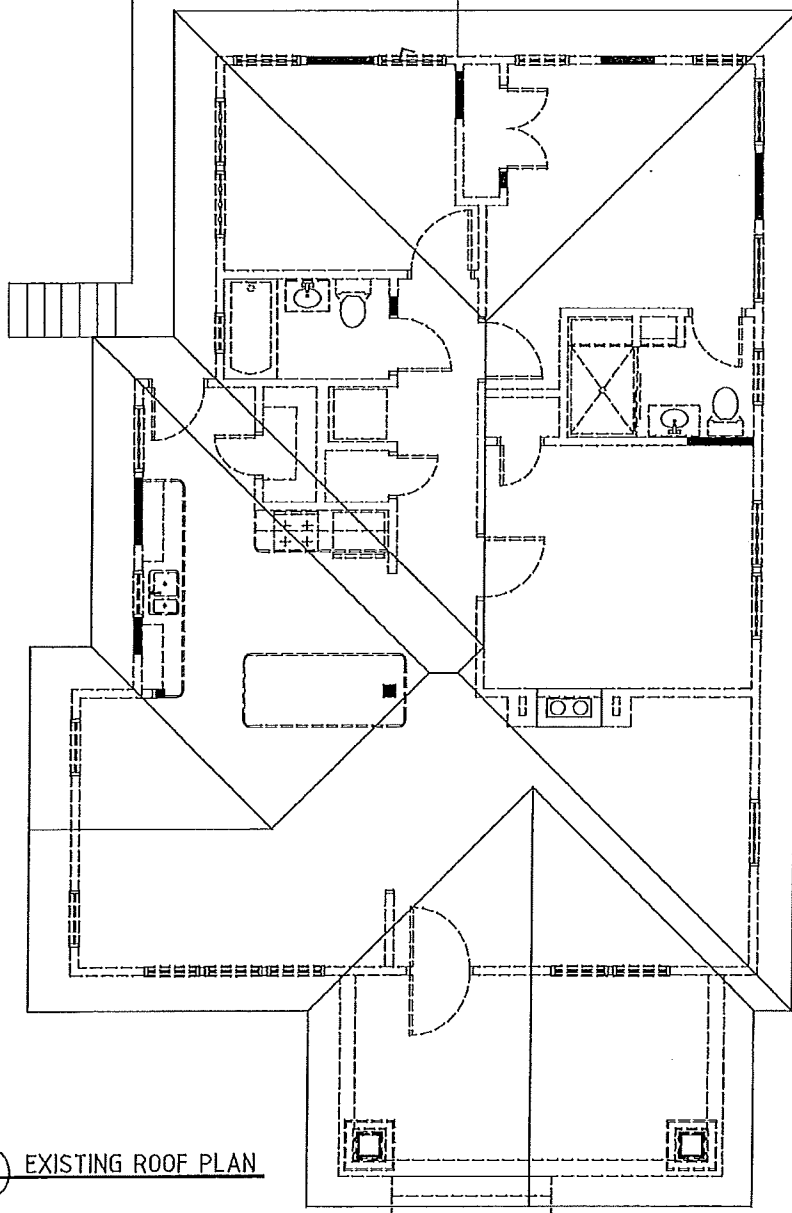
- THE PROPOSED MINOR ALTERATION HAS NO IMPACT ON RHYTHM.

SETBACKS:

FRONT = NO CHANGE SIDE = NO CHANGE REAR = NO CHANGE

MATERIALS:

- ALL MATERIALS IN THE PROPOSED ALTERATION ARE COMPATIBLE WITH BOTH PRECEDENT SET BY HOMES THROUGHOUT THE DILWORTH HISTORIC DISTRICT AND WITH THE EXISTING HOME.



SIZE:
- THE SITE IS APPROXIMATELY 10,318 SF & THE PROPOSED EXISTING HOME SHALL NOT INCREASE IN SIZE WITH THE WORK PROPOSED.

SCALE:

- THE PROPOSED SCALE IS EXISTING.

MASSING:

- THE PROPOSED MASSING IS EXISTING.

CONTEXT & CONCLUSION:

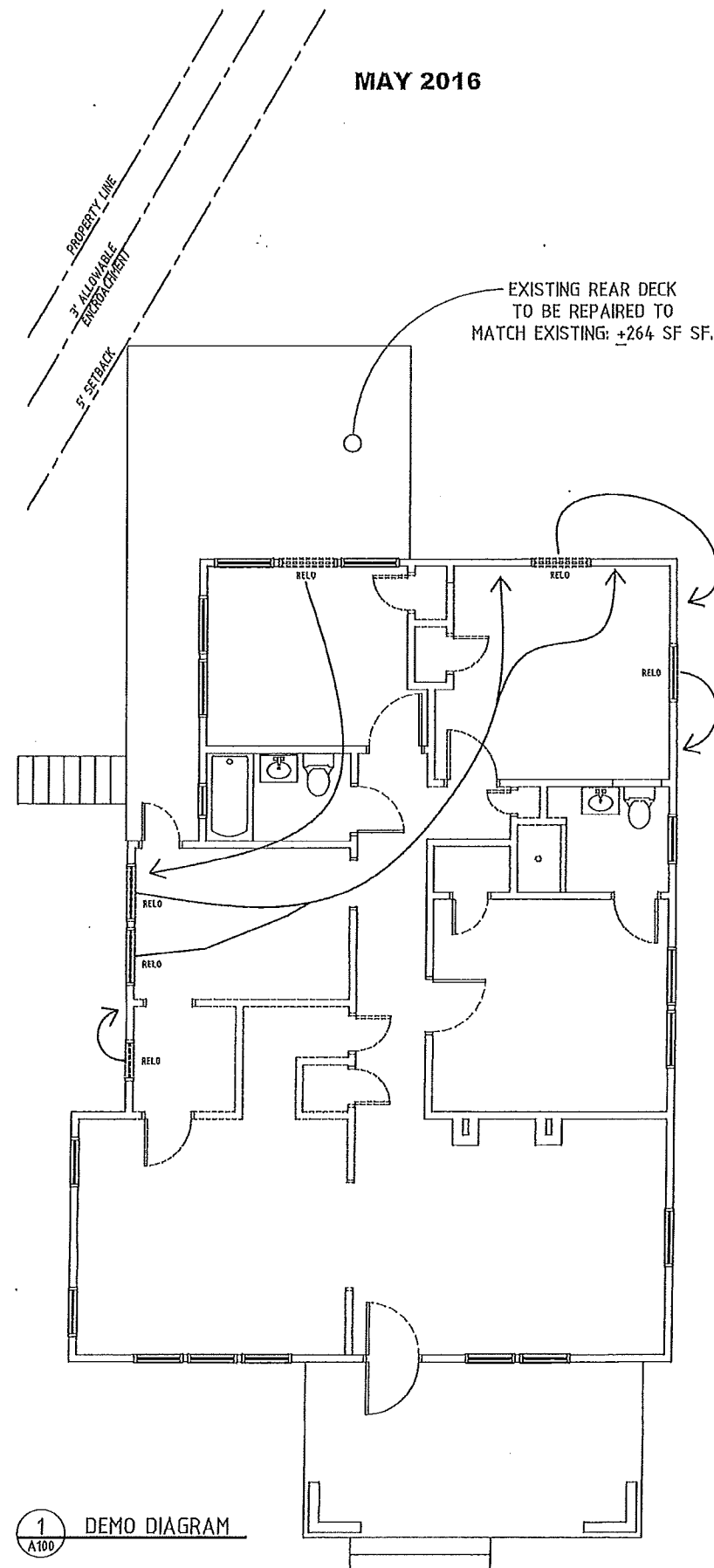
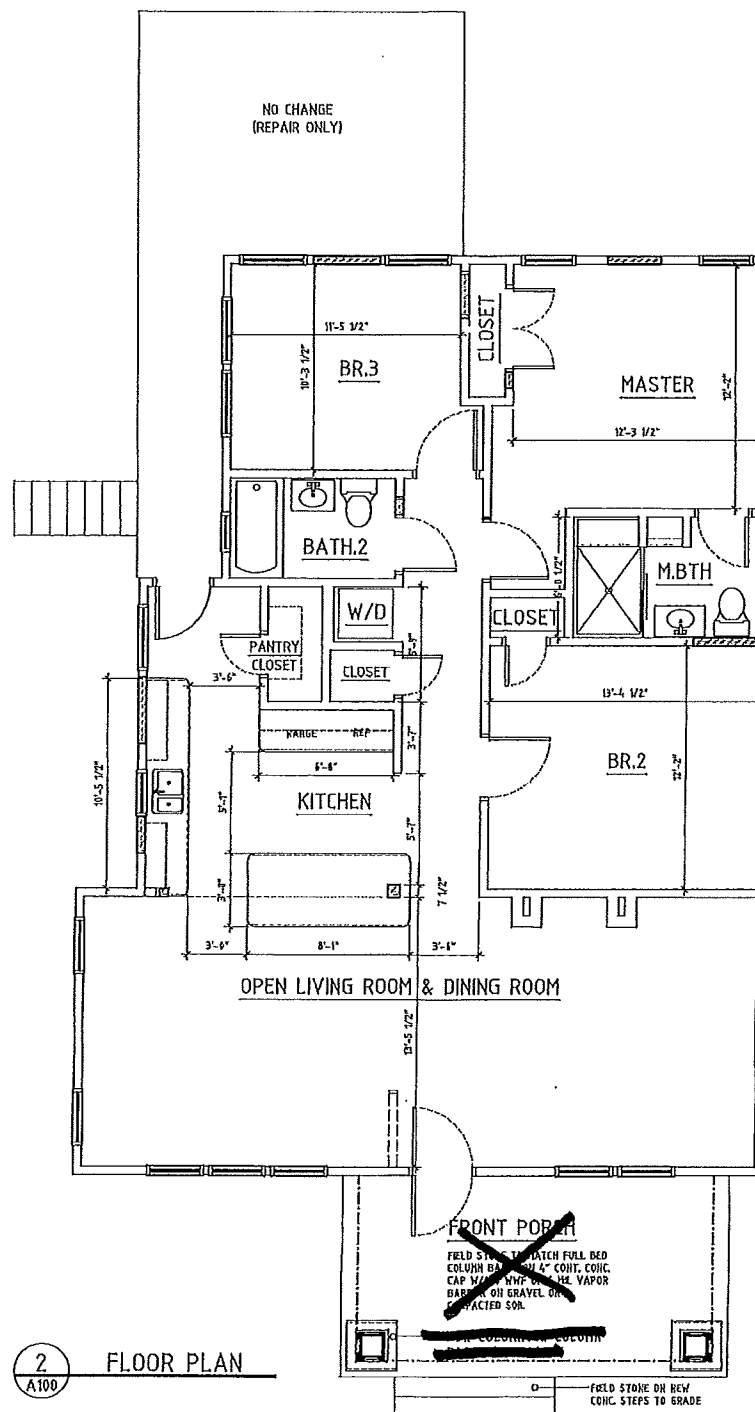
- IN OUR OPINION, HAVING MET COMPATIBILITY REVIEW CRITERIA AS SUMMARIZED ABOVE, WE BELIEVE THIS PROJECT TO BE APPROPRIATE TO, AND IN KIND WITH, THE HISTORIC CONTEXT OF THIS DISTRICT.

WALL LEGEND

NEW WALLS TO MATCH EXISTING

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED



MAY 2016

RESIDENTIAL RENOVATION

TIFFANY

2000 PARK ROAD
CHARLOTTE, NORTH CAROLINA 28203



rsarle
architect

ROBERT S. BARLE, P.A.
3414 OLD WILBURNE RD
RALEIGH, NC 27616
919-549-0457
ROBSARLE@GMAIL.COM

REVISIONS DATE

PLANS

A100

DATE 04.04.16



APPROVED

Charlotte
Historic District
Commission

MAY 2016

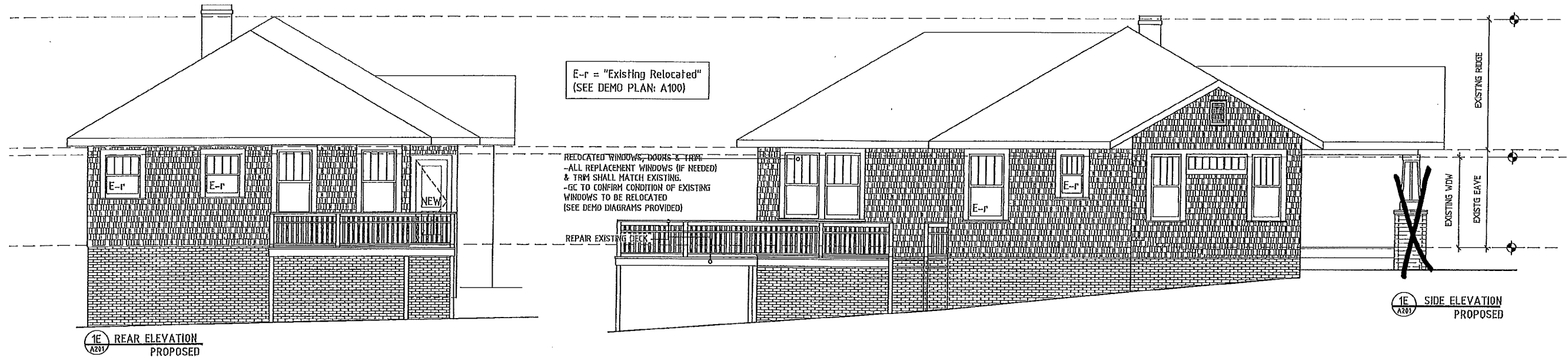
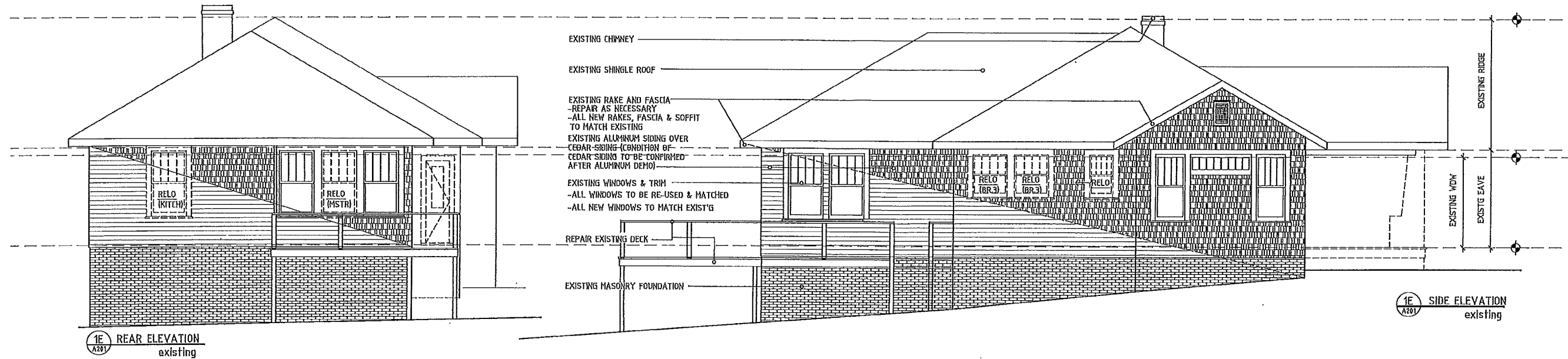
Certificate of Appropriateness

2016-063

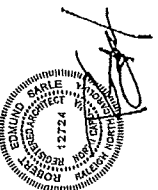
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REVISIONS	DATE
1	04.04.16
2	04.04.16
3	04.04.16

ELEVATIONS

A201
DATE 04.04.16

APPROVED

APPROVED

206-063

~~116-12~~

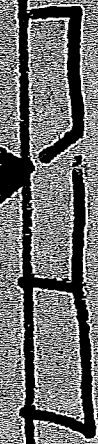
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