



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00518 DATE: 24 September 2018

ADDRESS OF PROPERTY: 1921 Charlotte Drive

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12111901

OWNER(S): Hope Haven Inc.

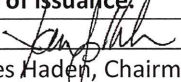
APPLICANT: Elizabeth Shephard,
Tenant Improvement Interiors

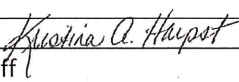
DETAILS OF APPROVED PROJECT: The project includes a replacement retaining wall and a rear patio extension. The existing retaining wall is comprised of landscape timbers which will be replaced with a new concrete wall with a smooth finish. The wall is 26" at its highest point and will be no taller than required to properly function. In the rear of the building an existing concrete patio will be extended approximately 500 square feet to be even with the rear walls of the building. The existing HVAC units will be replaced and new units will be screened from street view by evergreen landscaping. See attached exhibit labeled 'Site Plan – September 2018.' All other exterior changes (new window screens, repairs to wood trim, etc.) are considered true repair and maintenance and do not require approval. No brick will be painted. Interior changes do not require review or approval.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: fences, retaining walls, and work in rear yards.
2. The applicable Policy & Design Guidelines for Landscaping and Yards (page 8.4), Fences and Walls (page 8.6), Site Appurtenance (page 8.8) have been met.

- 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

FAX: (704)-336-5123

CHARLOTTE DRIVE



Charlotte
Historic District
Commission

Certificate of Appropriateness

#HDCADMM-2018-00513

- NEW RETAINING WALL 92' LONG
- 26" AT IT HIGHEST POINT
- FACES THE HOUSE NOT THE STREET
- CURRENTLY TIMBER, REQUESTING PERMISSION TO CONSTRUCT THE NEW WALL OUT OF CONCRETE

