



**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 (STD L) 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 STD L 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

# 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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Commission

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HDCADM-2019-00187

Franklin R Rogers  
Sandra H Rogers  
3437 - 166

existing  
landscaping bed

5/8" EIR  
Down 2"

N 05°11'03" W  
04.95

5/8" NIR  
Set Flush

Stone Drive

Porch

Single Story Brick Dwelling  
2124 Park Rd  
Charlotte, NC 28203

existing  
stone area to be  
removed

3' wide  
stone/gravel  
walkway

3/4" EIR Flush

1" EIP  
Down 6"

Park Rd  
60' Public RW

0.170 Acres

7,422 Sq. Ft  
And Being all of Lot# 7  
Block# 1  
Map Book: 332 Pg: 365

Fence

"x" Mark cut into  
Concrete

Thomas Clayton Duzan  
Tammy Kaye  
8984 - 729

## 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

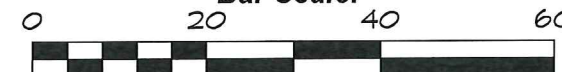
Mecklenburg County

North Carolina

May 02, 2017

Scale: 1" = 20 US Survey Feet

Bar Scale:



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, PLLC

Job #: 20170502king

## GENERAL CONTRACTOR:

King Farm Building Group  
P.O. Box 31665  
Charlotte, NC 28231  
P: 704.506.1465  
Website: www.kingfarmbuildinggroup.com  
Email: dkrause4231@gmail.com



KING FARM  
BUILDING GROUP

## DESIGNER:

Davis Hines  
5424 New Hope Church Road  
Harrisville, NC 28103  
P: 704.560.5225  
dhines2001@gmail.com

## STRUCTURAL ENGINEER:

Integrity Consulting Group, P.A.  
16601 Riverstone Way  
Suite 200  
Charlotte, North Carolina 28271  
P: 704.541.3202 F: 704.541.3615  
License #: C-2217

## PROJECT INFO:

King Residence in  
Charlotte, NC

Located at:

2124 Park Road

REVISIONS  
No. \_\_\_\_\_ Date \_\_\_\_\_  
No. \_\_\_\_\_ Date \_\_\_\_\_  
No. \_\_\_\_\_ Date \_\_\_\_\_

DATE DATE: 05/02/17

DRAWN NAME:  
SITE SURVEY  
\*FOR REFERENCE  
ONLY\*

SHEET #

SPI



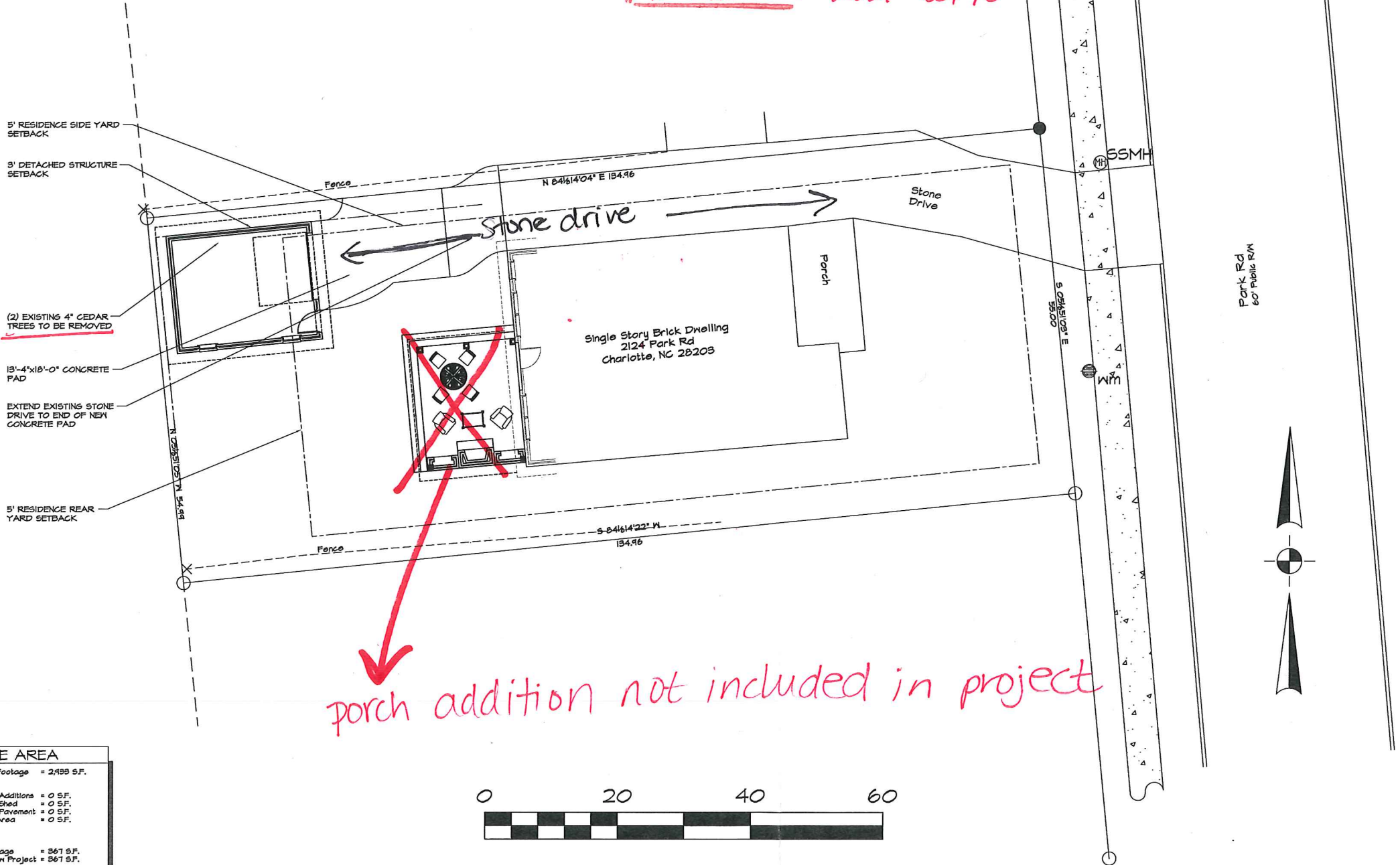
**Legend**

- Property Line
- Computed Property Line
- Right of Way Line
- Easement Line
- Tie Lines
- Old Plat Book Line
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- Point Not Set/Computed Point
- Well



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 Charlotte  
 Historic District  
 Commission  
 Certificate of Appropriateness

# HDC ADMRM - 2019 - 00190



**PERMEABLE AREA**

A. Existing Rear Yard Square Footage	= 2,438 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	= 367 S.F.
Total Square Footage of New Project	= 367 S.F.
15% New 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: 704.506.1403  
 Website: www.kingfarmbuildinggroup.com  
 Email: dkrause@kingfarm.com



**DESIGNER:**  
 Davis Hines  
 5424 New Hope Church Road  
 Marshville, NC 28103  
 P: 704.560.3225  
 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  
 Charlotte, NC  
 Located at:  
 2124 Park Road

**REVISIONS**

No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____

**DATE:** 08/04/21  
**DRAWING NAME:**  
 ARCHITECTURAL  
 SITE PLAN

**SHEET #**  
 SP2



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- GENERAL NOTES:
- SUBCONTRACTORS ARE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK AND ARE TO NOTIFY S.C. OF ANY DISCREPANCIES ENCOUNTERED IN THE FIELD.
  - 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.
  - ALL DIMENSIONS ARE FROM:
    - OUTSIDE FACE OF MASONRY TO OUTSIDE FACE OF MASONRY.
    - OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD.
    - OUTSIDE FACE OF STUD TO CENTERLINE OF DOOR/WINDOW.
  - TERMITE TREAT SOIL BELOW ALL CONCRETE SLABS.
  - ALL POURED-IN-PLACE CONCRETE FOUNDATION WALLS SHALL BE ALIGNED WITH THE FACE OF STUD ABOVE (U.N.O.), ALLOWING THE 1/2" THICK SHEATHING TO OVERHANG THE FOUNDATION WALL.
  - ALL DOORS ARE TO BE INSTALLED 4" OFF FACE OF ADJACENT WALL OR CENTERED ON WALL.
  - PROVIDE ICE AND WATER SHIELD AROUND ENTIRE ROOF PERIMETER, ALONG ALL HIP LINES AND IN ALL VALLEYS.
  - 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: 704.506.1403  
Website: [www.kingfarmbuildinggroup.com](http://www.kingfarmbuildinggroup.com)  
email: [dkruse@kfbgroup.com](mailto:dkruse@kfbgroup.com)



DESIGNER:  
Doris Hines  
5424 New Hope Church Road  
Marshville, NC 28053  
P: 704.560.5325  
[dhines2001@gmail.com](mailto: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

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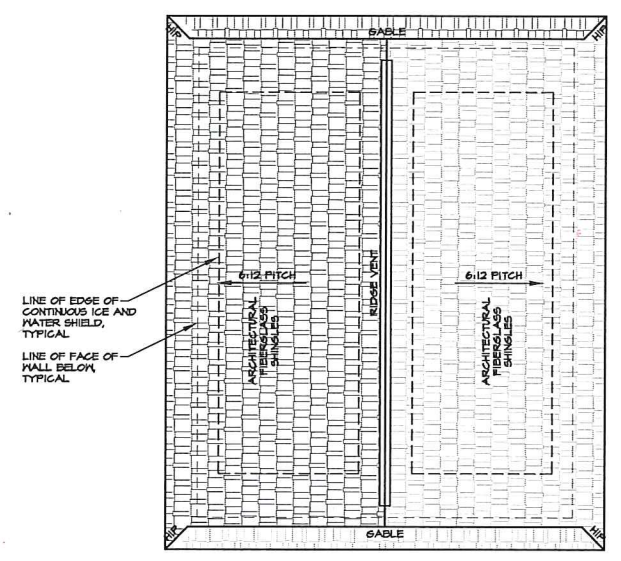
REVISIONS	
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____
No. _____	Date _____

ISSUE DATE: 000001

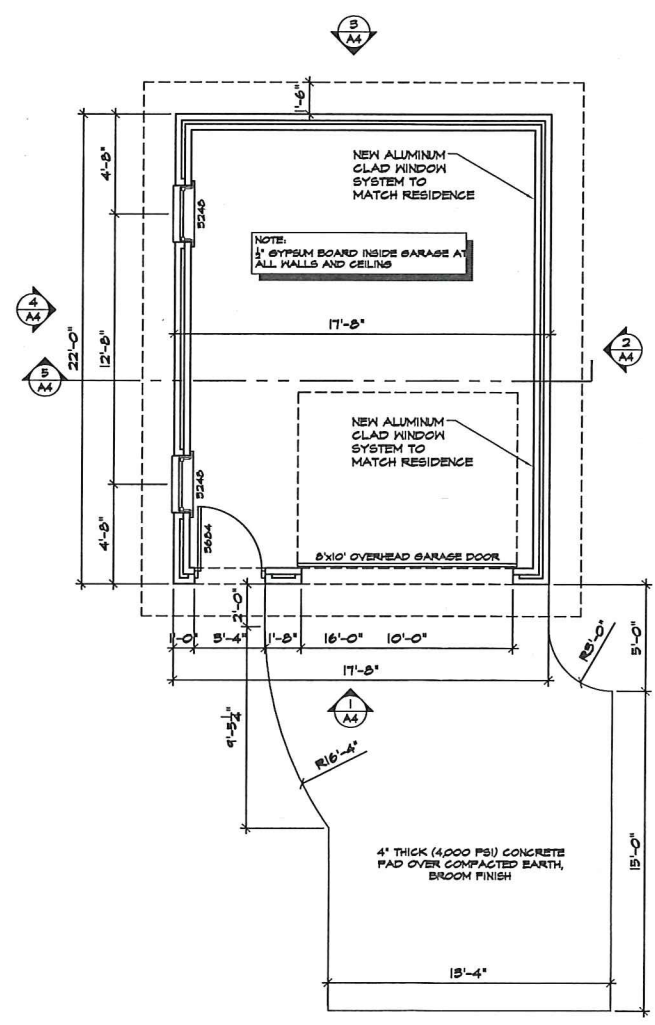
DRAWING NAME:  
GARAGE  
PLANS AND  
NOTES

SHEET #  
A2

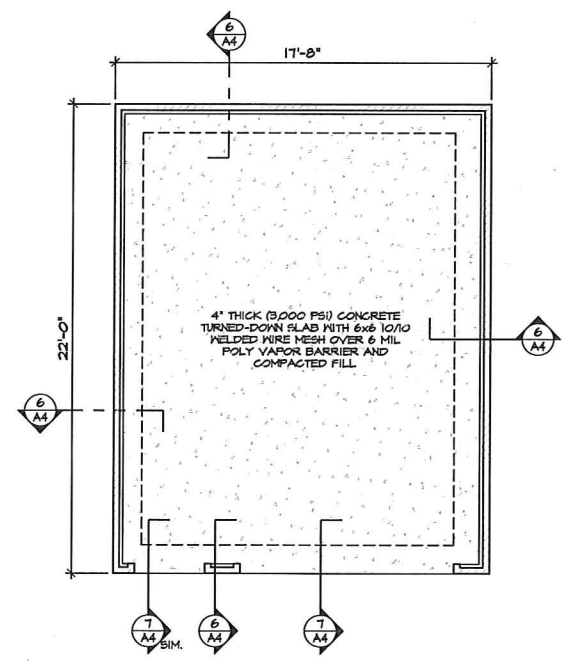
ATTIC VENTILATION  
CALCULATIONS  
2" CONT. ALUMINUM SOFFIT VENT = 8 SQ. IN./FT. OF VENT AREA  
RIDGE VENT = 12.5 SQ. IN./FT. OF VENTED AREA  
BUILDER TO CONFIRM THE SQ. IN. / FT. VENTED AREA WITH THEIR MANUFACTURER OF VENTING PRODUCTS USED FOR THIS PROJECT.  
ATTIC = 412 SF X 144 = 47232 SQ. IN. REQUIRED 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. = 2625 SQ. IN. RIDGE VENT AREA  
TOTAL RIDGE AND SOFFIT VENT AREA = 646.5 SQ. IN. PROVIDED ROOF VENTING



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



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



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

--- BRICK VENEER INSET INTO TURNED-DOWN SLAB, GROUT SOLID TO TURNED-DOWN SLAB. 12"x16" CONCRETE (3000 PSI) TURN-DOWN WITH (2) #4 BARS CONTINUOUS



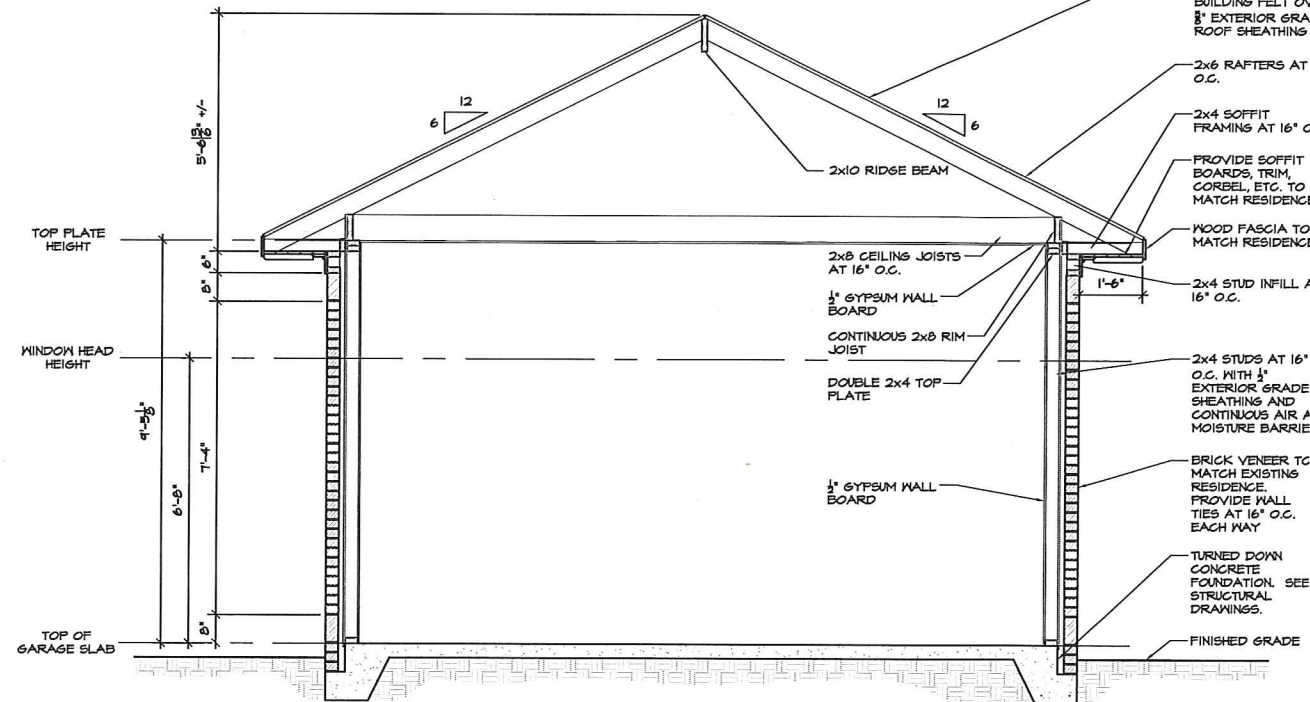


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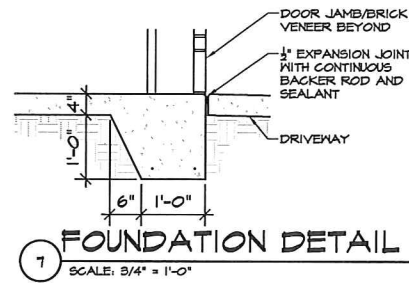
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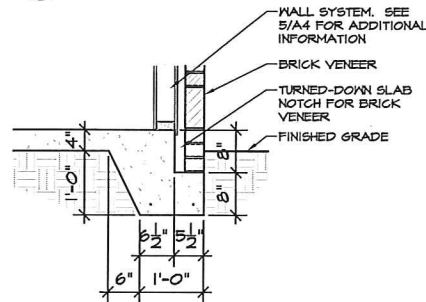
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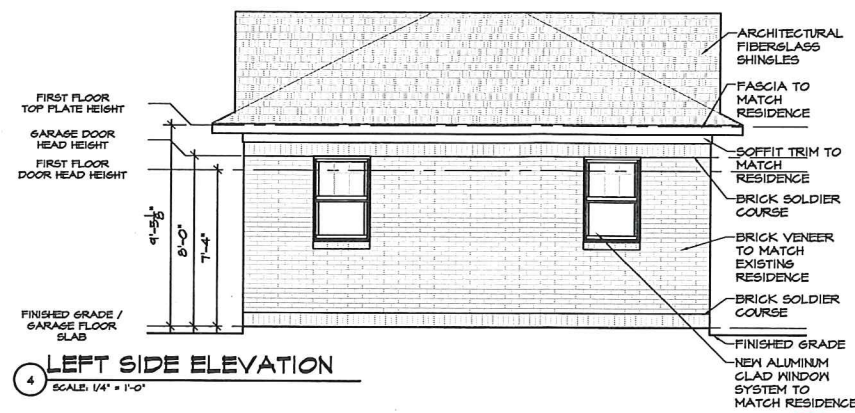
5 GARAGE SECTION  
SCALE: 1/2" = 1'-0"



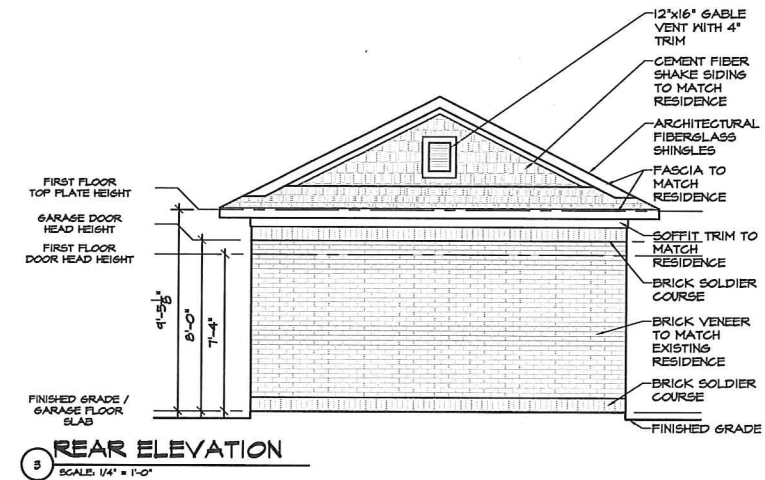
7 FOUNDATION DETAIL  
SCALE: 3/4" = 1'-0"



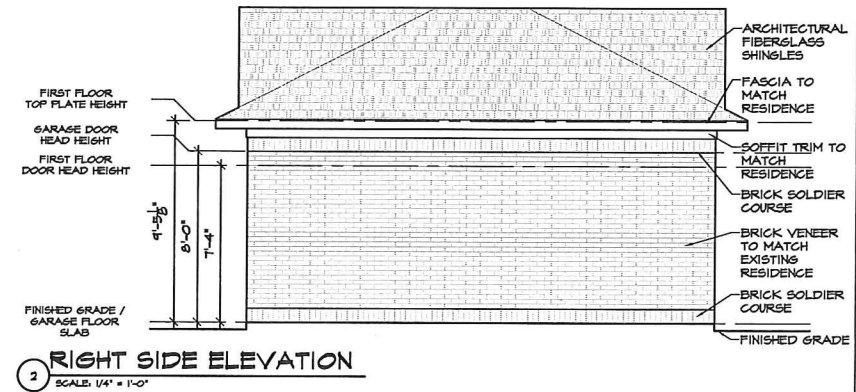
6 FOUNDATION DETAIL  
SCALE: 3/4" = 1'-0"



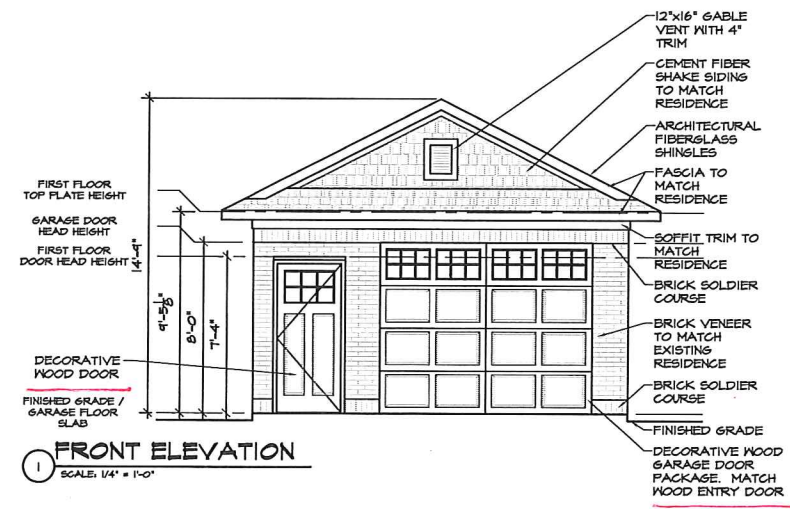
4 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



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 28231  
P: 704.566.1493  
website: www.kingfarmbuildinggroup.com  
email: dkruse@kingfarmbuildinggroup.com



DESIGNER:  
Davis Hines  
5424 New Hope Church Road  
Marshville, NC 28053  
P: 704.560.5225  
dhines2001@gmail.com

STRUCTURAL ENGINEER:  
Integrity Consulting Group, P.A.  
16601 Riverstone Way  
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REVISIONS  
No. \_\_\_\_\_ Date \_\_\_\_\_  
No. \_\_\_\_\_ Date \_\_\_\_\_  
No. \_\_\_\_\_ Date \_\_\_\_\_

DRAWING NAME  
GARAGE  
ELEVATIONS,  
SECTION AND  
DETAILS

SHEET #  
A4