



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRMR-2019-00465

DATE: 6 August 2019

ADDRESS OF PROPERTY: 239 W Park Ave

TAX PARCEL NUMBER: 11908921

HISTORIC DISTRICT: Wilmore

OWNER(S): Grant Babich

DETAILS OF APPROVED PROJECT: Tree Replanting. A tree on the right elevation is growing into the foundation of the house and has a split trunk at the base, measuring approximately 2' long. The replacement tree to be planted is a Southern Magnolia or equivalent, from the large maturing canopy tree list as outlined in the Charlotte Land Development Standards Manual (CLDSM). The replacement tree should be approximately 2"-3" caliper in size and planted during the next replanting season. See exhibit 'Site Plan –August 2019'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape and Site Features.
2. The applicable Policy & Design Guidelines for Trees (page 8.5) have been met.
3. If changes to the approved plans are needed, please contact staff as soon as possible. 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

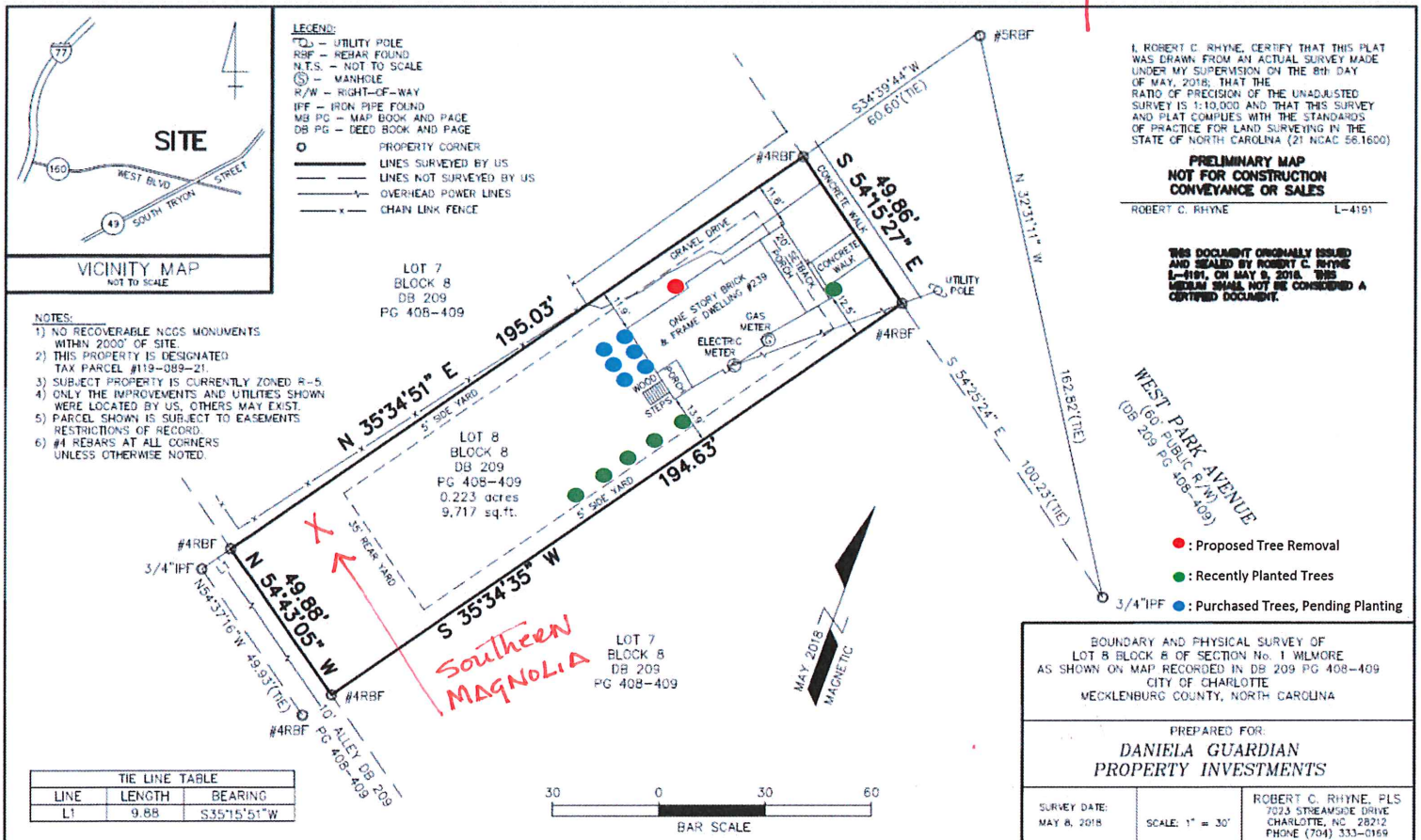
www.charlotteplanning.org

600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123


APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 #HDCAD MRM
 2019 - 00465

SITE PLAN
 Aug. 2019

Site Plan including Tree Removal and Tree Plantings



Tree is positioned between both 239 and 243 W Park Ave, posing as serious threat to both properties and residents



2019 - 00465₄

SITE PLAN
Aug 2019

The splitting is over 2 feet long and grows every week, with significant growth after recent storms



Close up of splitting (2 / 2)

