

**Staff Report and Comments
Dr. Walter Pharr Craven House
7648 Mt. Holly-Huntersville Road, Charlotte
Application for COA HLC288**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description

Installing an inground 15'x31' fiberglass swimming pool with 500sqft. of broom-finish concrete decking surrounding the pool.

Pool mechanical equipment will be located within the proposed fencing.

Exhibit B – Map

Exhibit C - Project Plans

Based upon the information presented in the application, staff offers the following suggested findings of fact:

1. The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character.
2. The location and proposed simple landscape features of the proposed project minimizes the negative impact of this project in terms of HLC Standard 2.
3. The project meets HLC Standard 5, as the features, finishes, construction techniques, and craftsmanship that characterize the Dr. Walter Pharr Craven House will not be affected by this project.
4. The project meets HLC Standard 9 in that the proposed construction does not impact the historic materials that characterize the property, and is differentiated from the historic features of the property.
5. The project meets HLC Standard 10 in that the proposed landscape features could be removed in the future without negatively impacting the historic features.

Staff suggests that the Commission approve the application.

THE STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

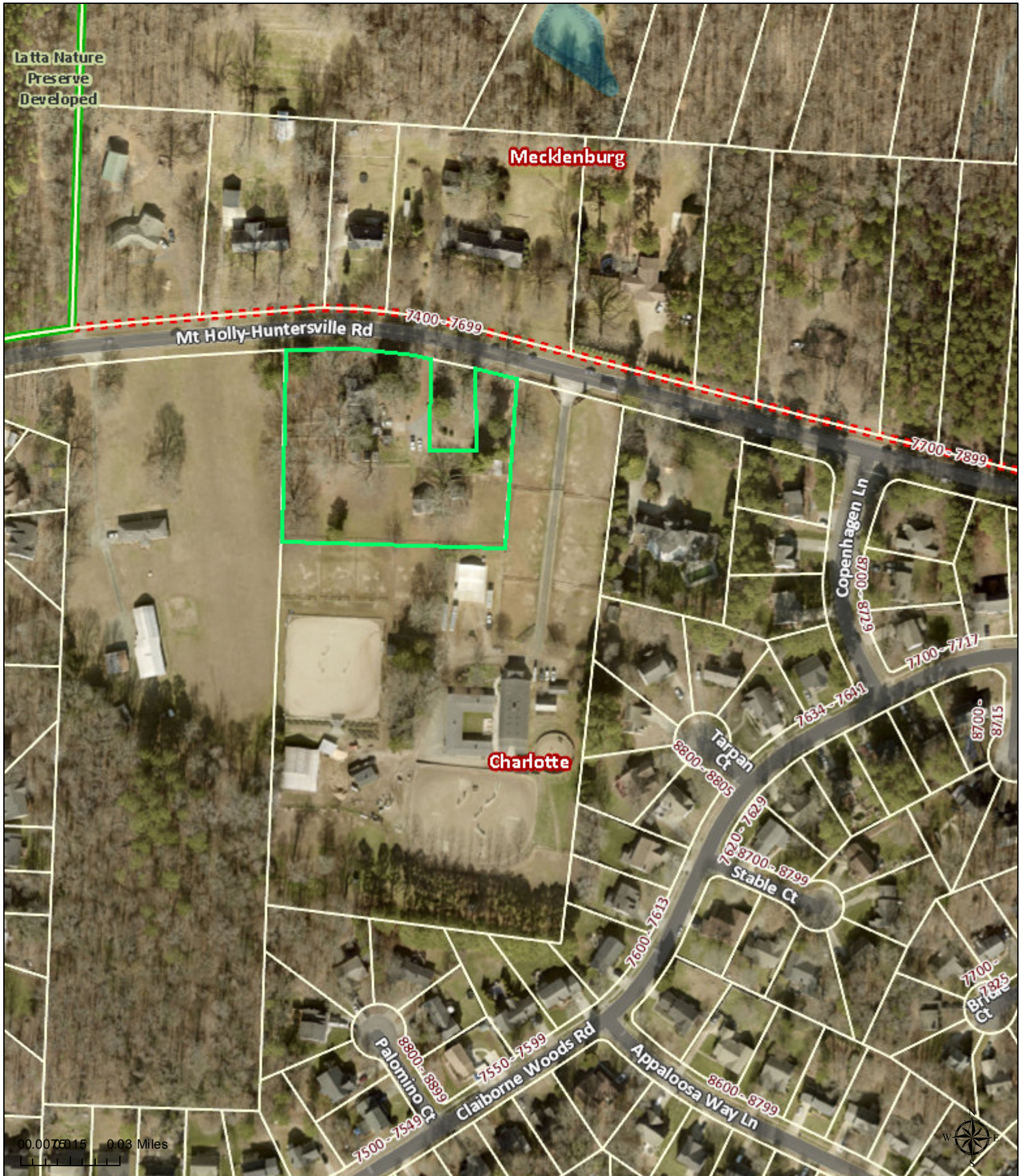
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Polaris 3G Map – Mecklenburg County, North Carolina

Craven Hse

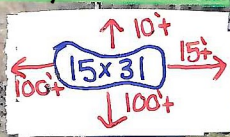
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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



Location and distances
to property lines



REVIEW OFFICER:

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAN WITH THIS CERTIFICATION IS APPLIED WITHIN ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

NOT SUBJECT TO

THIS PLAN IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES UNLESS THEY REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION UNDER AN OTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS. CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF

DATE

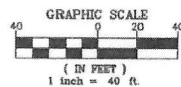
NOTES:

1. ALL CORNERS SHOWN HEREON AS SHOWN.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A FIELD COMPASSION REPORT (CLONING OR BELL) SURVEYING & MAPPING, PLLC. THIS SURVEY IS NOT A MATTER OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY AND SHOWN HEREON.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. MT HOLLY-HUNTERSVILLE ROAD IS SHOWN AS A 60' PUBLIC R/W (D.B. 12427, PG. 94).
5. THE OFF-SITE WATERSHED-WAY SHOWN HEREON IS FOR ILLUSTRATION PURPOSES ONLY. THE UNDERGROUND UTILITIES ONLY TO THE RIGHT OF THIS SURVEYED PROPERTY ARE NOT CERTIFIED TO THIS SURVEY BY THE SURVEYOR AND ADJACENT PROPERTIES.
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBJECT PROPERTY AS SHOWN HEREON.
8. ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.

LINE	BEARING	DISTANCE
1	N88°07'20"E	97.06'
2	S78°34'40"E	98.55'

LEGEND:

- FB - FIELD BOOK
- EP - EXISTING PROPERTY
- ER - EXISTING ROAD
- EP - EDGE OF PAVEMENT
- HP - HELIX VENTILATION HOLE
- MB - MAP BOOK
- NAD - NATIONAL GRID REFERENCE
- NR - NEW ROAD
- PR - PUBLIC IDENTIFICATION NUMBER
- PG - PAGE
- PM - POWER METER
- PP - POWER POLE
- RW - RIGHT-OF-WAY
- TI - TOTAL
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY (NOT SURVEYED)
- ELEMENT
- STRUCTURE
- POWER LINE
- WATER FEATURE

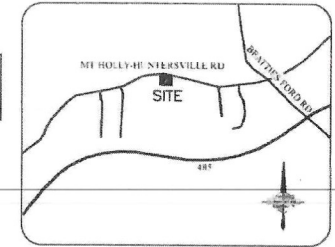


FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD ZONE. THIS SURVEY WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SEPTEMBER 2, 2015. COMMUNITY PANEL NO: 3710453800K; ZONE "X"

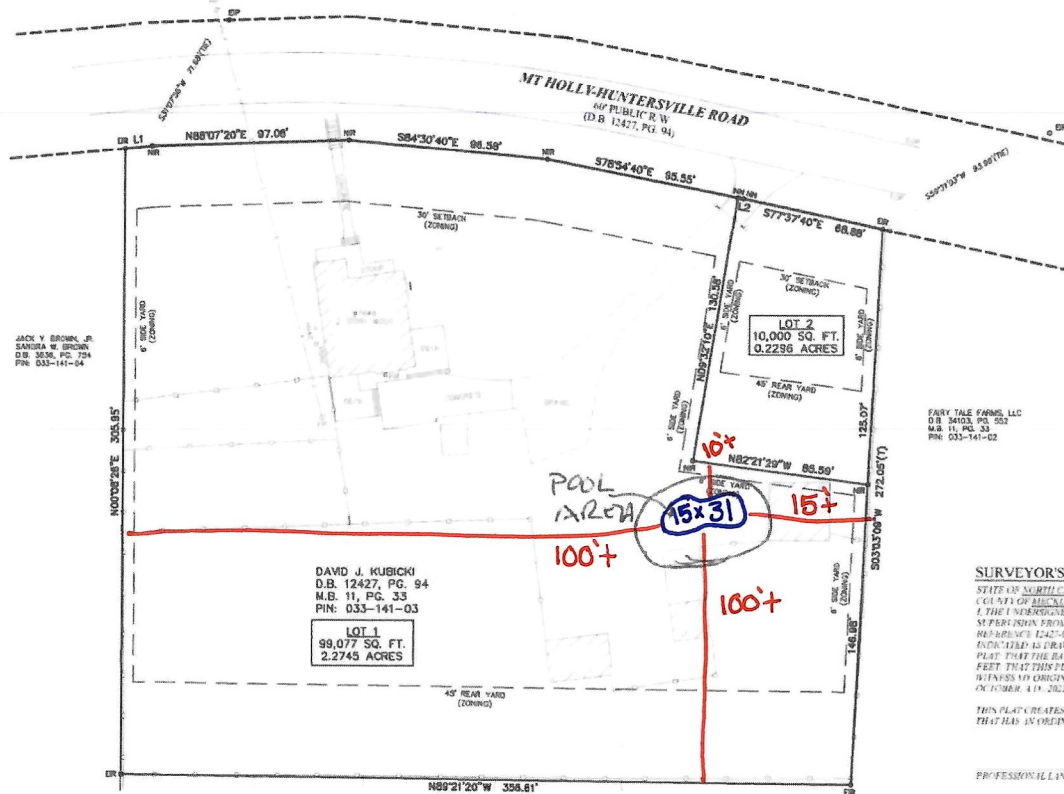
FAMILY SUBDIVISION
PREPARED FOR
DAVID J. KUBICKI
7648 MT HOLLY-HUNTERSVILLE ROAD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 12427-94
MAP REFERENCE: 11-33
TAX PARCEL: 033-141-03

TOTAL AREA: 109,077 SQ. FT. (2.5041 ACRES)

OWNER:
DAVID J. KUBICKI
7648 MT. HOLLY-HUNTERSVILLE RD.
CHARLOTTE, NC 28216



VICINITY MAP
NOT TO SCALE



FARM TALE FARMS, LLC
D.B. 34103, PG. 552
M.B. 11, PG. 33
P.N. 033-141-02

FARM TALE FARMS, LLC
D.B. 34103, PG. 552
M.B. 11, PG. 33
P.N. 033-141-02

SURVEYOR'S CERTIFICATE:

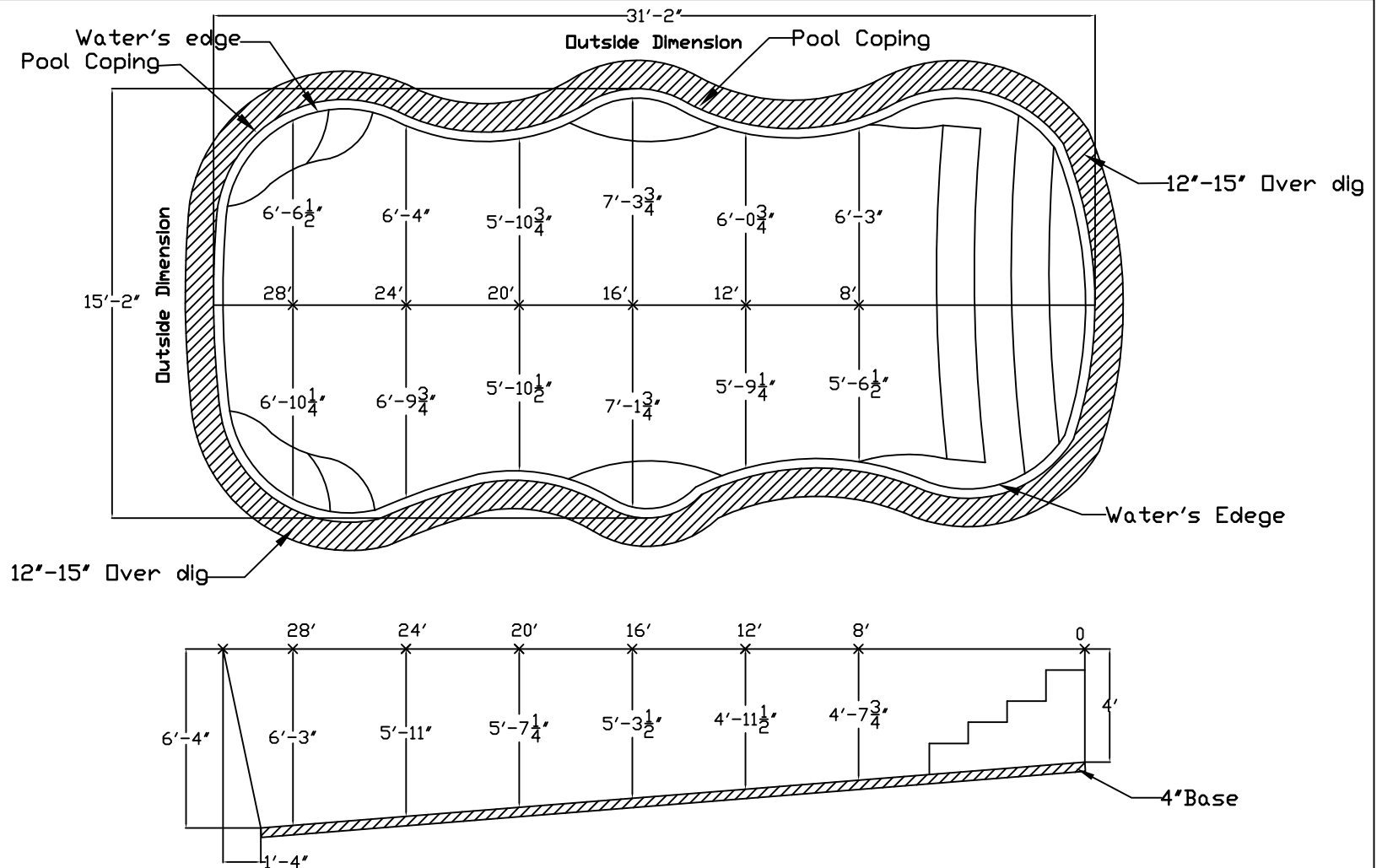
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAN WAS DRAWN, ENTERED, AND RECORDED FROM A FIELD SURVEY MADE UNDER MY SUPERVISION, FIELD REFERENCE: 12427-94. THAT THE INFORMATION NOTED HEREON IS CORRECT AND THAT THE DATA OF PRECISION IS CALCULATED BY THE SURVEYOR. THAT THIS PLAN WAS PREPARED BY THE SURVEYOR AND THAT THE SURVEYOR'S ORIGINAL SIGNATURE, LICENSE NUMBER AND THIS DATE OF OCTOBER 10, 2022.

THIS PLAN CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR

DATE

SURVEYING CLONINGER BELL MAPPING		CLONINGER BELL SURVEYING & MAPPING, PLLC 107 REVERSIDE DR. MCADENVILLE, NC 28011 704.864.9007 LICENSE P-2326		
CREW: TA	DRAWN: DB	REVISED: SCALE: 1"=40'	DATE: OCT. 10, 2022	FILE NO. 2194



All measurements to water's edge. Add 1' over dig.

BARRIER REEF POOLS USA						
Coral Sea 3 DIG PLAN						
SCALE: NTS	Rev. 1-D	Date: 3/1/13	14500 Gallons approx	3250 lbs approx	379 Sq Ft.	Perimeter=83'-1"



Proposed pool, fence, and patio design, except with brushed concrete



Proposed concrete patio finish



PHONE: 704.533.3651

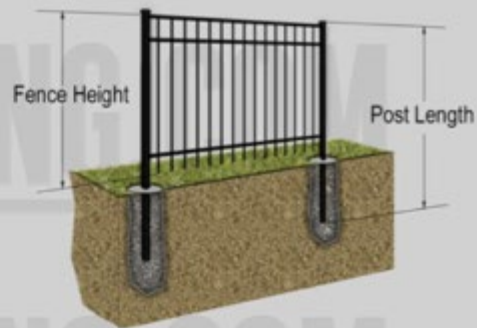
Belhaven Aluminum Fence Posts

Material: 6063-T5 Aluminum • AAMA 2604 TGIC Polyester Powder Coating • Routed Holes For Fence Section
Can Be Routed For Residential, Commercial and Industrial Grade Fencing • Screws Included For Attaching Fence Section

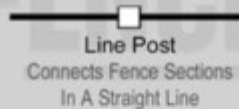


CHOOSE FENCE HEIGHT

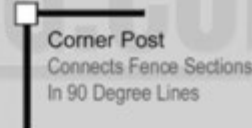
36" & 48" Fence Heights Use 70" Post Lengths
54" & 60" Fence Heights Use 84" Post Lengths
72" Fence Heights Use 96" Post Lengths



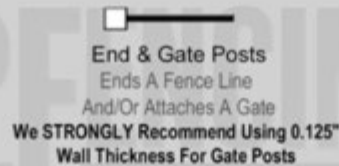
CHOOSE POST TYPE



Line Post
Connects Fence Sections
In A Straight Line



Corner Post
Connects Fence Sections
In 90 Degree Lines



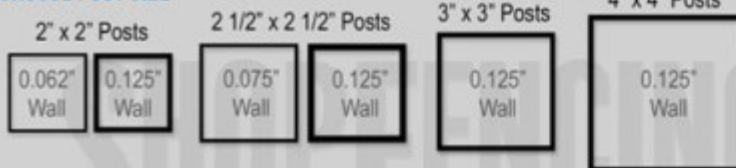
End & Gate Posts
Ends A Fence Line
And/Or Attaches A Gate



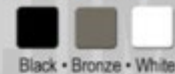
T-Post
Connects Fence Sections
In Perpendicular Lines

We **STRONGLY** Recommend Using 0.125" Wall Thickness For Gate Posts

CHOOSE POST SIZE



CHOOSE COLOR



Black • Bronze • White

SPECIFY IF POST IS FOR A PUPPY PICKET FENCE

Puppy Picket fencing requires an additional hole in the post for the additional rail.

CHOOSE POST CAP TYPE

