



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-154

DATE: August 13, 2015

ADDRESS OF PROPERTY: 720 Berkeley Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12309524

OWNER(S): Matthew and Brooke Harper

DETAILS OF APPROVED PROJECT: The proposal is an addition and improvement to the one story side porch, and fenestration changes. The porch project includes the replacement of screens with windows, removal of the balustrade to be replaced with a standing seam metal roof, new brick work, new wood columns and expansion of the porch roof over the patio.

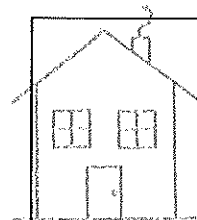
The project was approved by the HDC August 13, 2015.

- 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 six 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 six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2015.154



KAREN G. BARTON
ARCHITECT
2025 DARTMOUTH PLACE
CHARLOTTE, NC 28207
704.661.6085

These Plans are of permit content only.
General Contractor shall be held solely
responsible for completion of all work
shown or reasonably implied by these
drawings. O.G. shall perform all
direction and coordination of the site
and shall immediately notify the
Architect of any discrepancies.
Architect not responsible for equipment
or materials not specified on these plans.

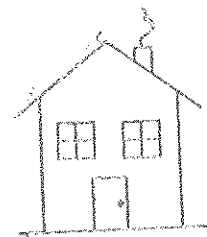
PROGRESS SET
NOT FOR CONSTRUCTION

The Harper Residence
Matt & Brooke Harper
720 Berkeley Avenue
Charlotte, NC

DATE: 08-12-2015

PROPOSED SUNROOM &
COVERED PORCH
PERSPECTIVE RENDERING

A0.0

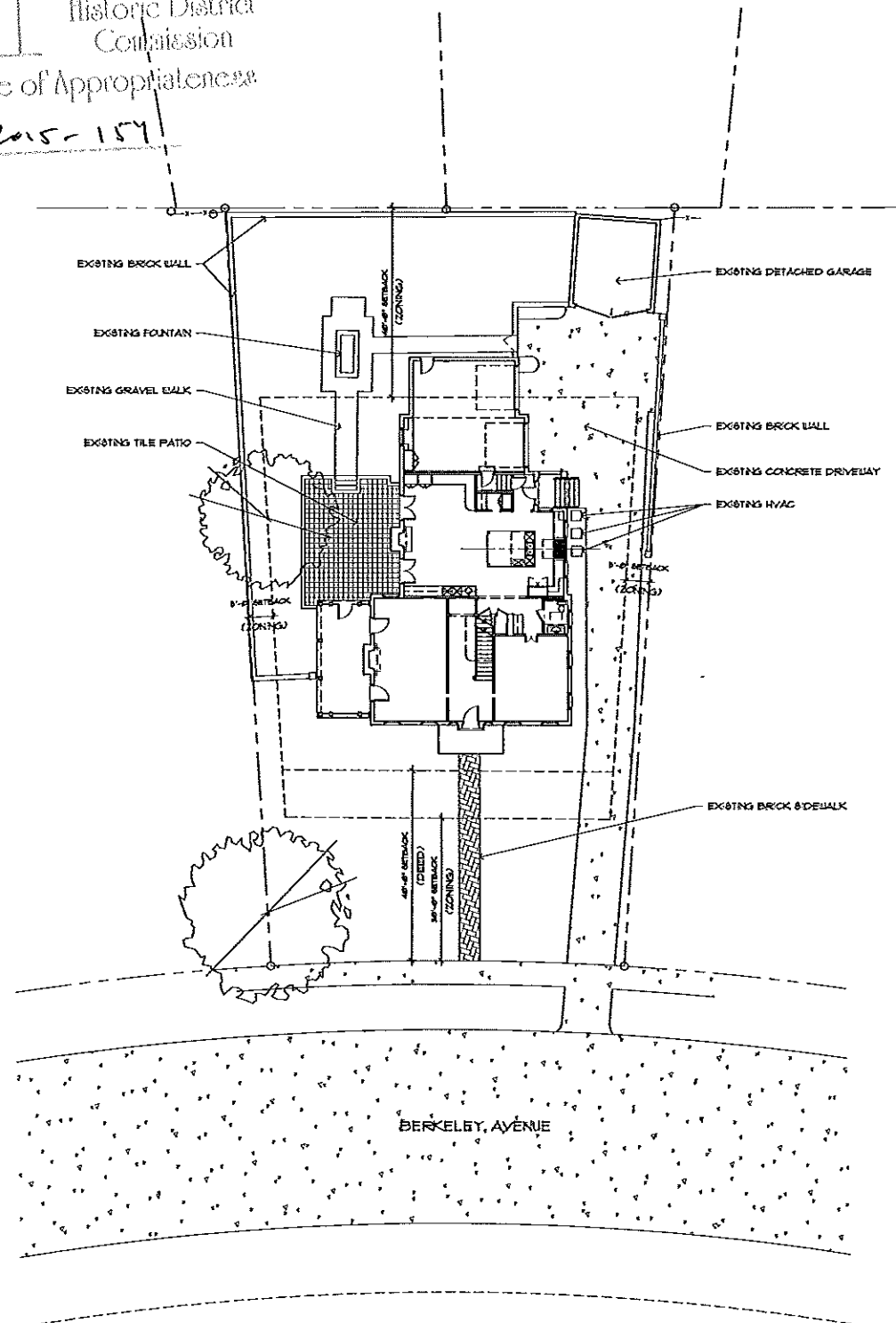


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ALLOWABLE BUILDABLE AREA CALCULATIONS:
ZONE: R-4 = 35%
13,550 SF - LOT
2,519 SF - MAIN HOUSE COVERAGE
360 SF - DETACHED GARAGE COVERAGE
13,550 SF x 35% = 4,742 SF
4,742 SF - 3,330 SF = 1,412 SF ALLOWED

NOTE: EXISTING
DRAWINGS ARE FOR
REFERENCE ONLY. FIELD
VERIFY ALL EXISTING
CONDITIONS AND
DIMENSIONS PRIOR TO
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EXISTING & PROPOSED
SITE PLAN

A0.1

EXISTING SITE PLAN
SCALE: 1/16"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"



KEY:

NOTE: EXISTING DRAWINGS ARE FOR REFERENCE ONLY. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO NEW CONSTRUCTION.

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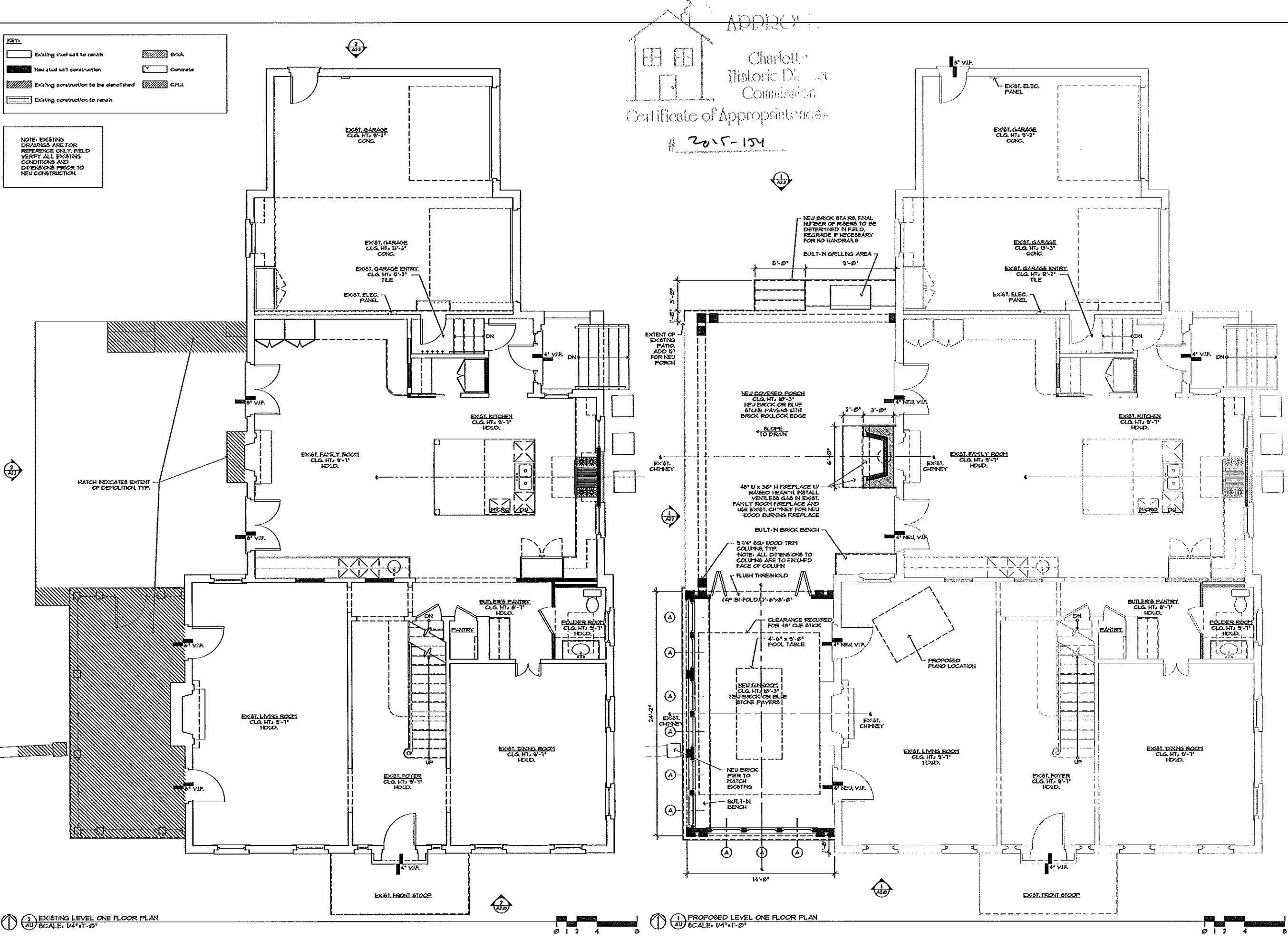
DATE: 08-12-2015

EXISTING AND PROPOSED
LEVEL ONE FLOOR PLAN

A1.1

1 2 EXISTING LEVEL ONE FLOOR PLAN
SCALE: 1/4"=1'-0"

1 1 PROPOSED LEVEL ONE FLOOR PLAN
SCALE: 1/4"=1'-0"



KEY:		Brick
Existing stud wall to remain		Concrete
New stud wall construction		CMU
Existing construction to be demolished		
Existing construction to remain		

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KAREN G. BARTON
ARCHITECT
2035 BARTHOLOMEW PLACE
CHARLOTTE, NC 28207
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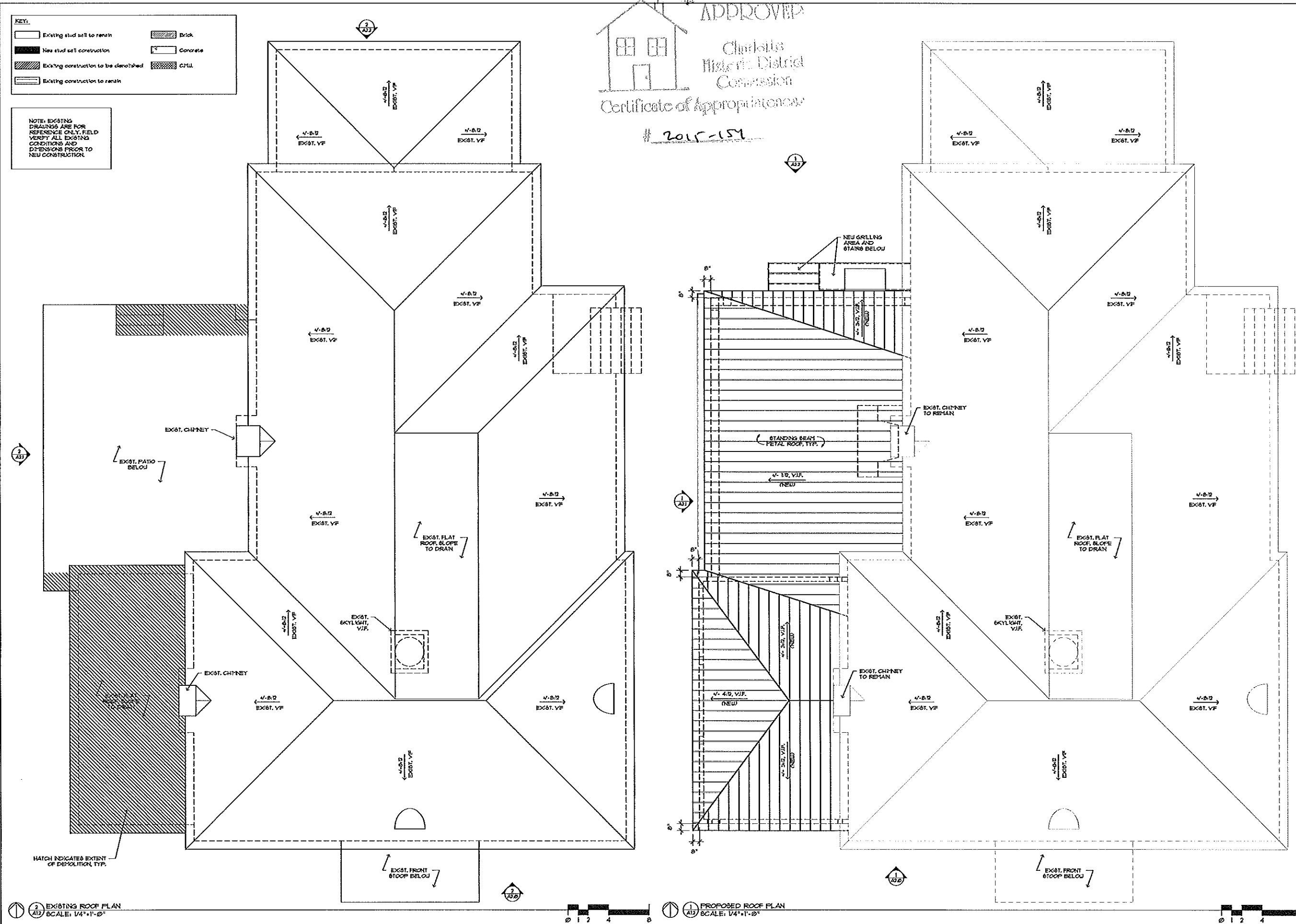
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EXISTING AND PROPOSED
ROOF PLAN

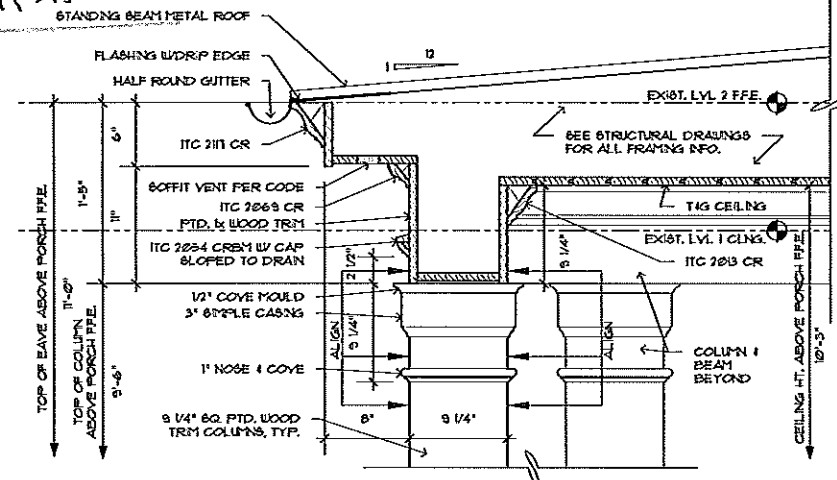
A1.2



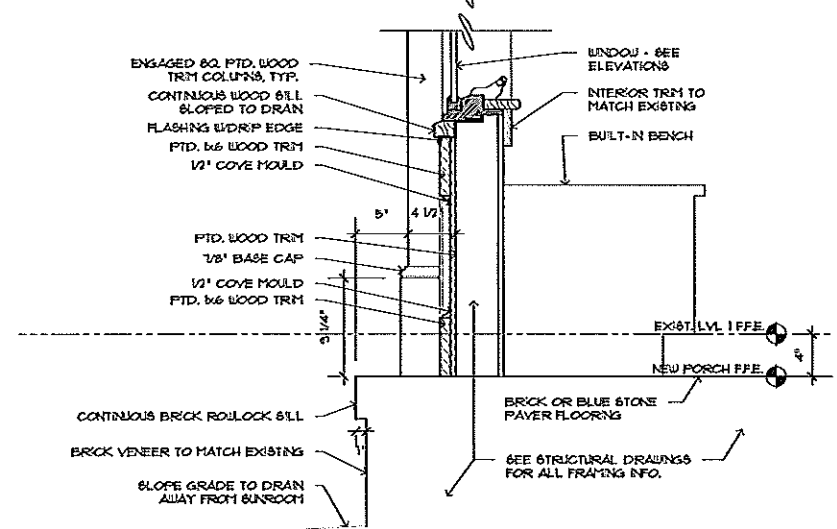
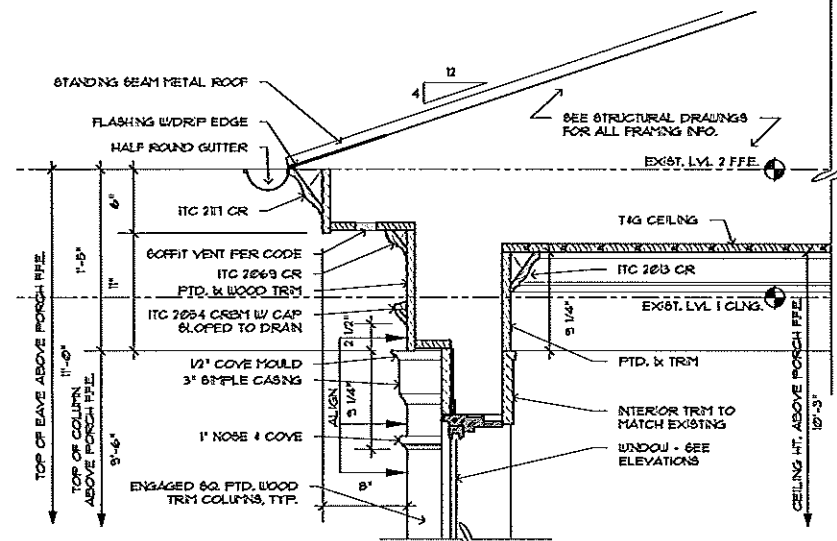
① ② EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

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

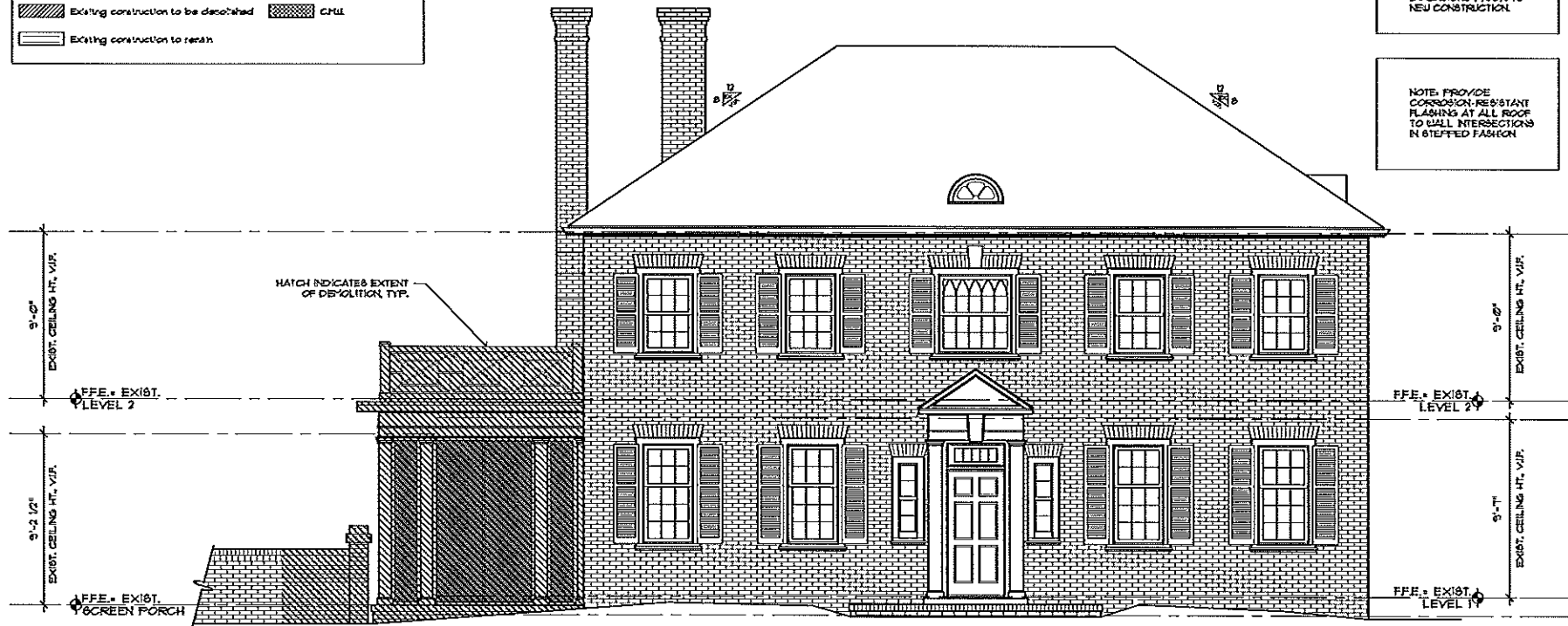
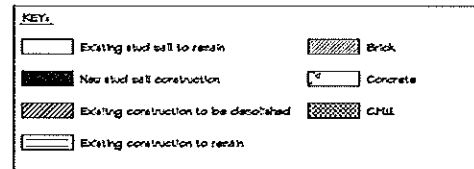
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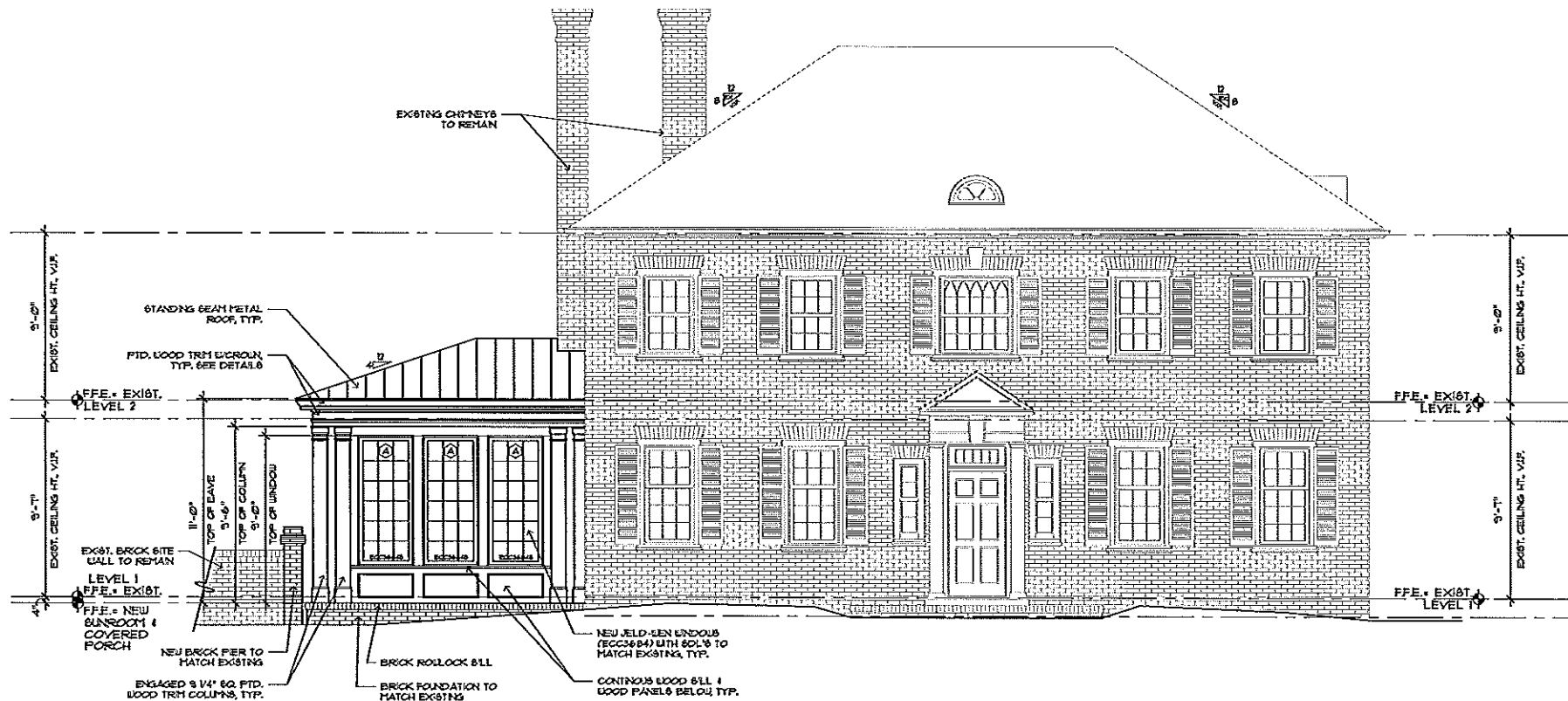
SECTION 2 COVERED PORCH
SCALE: 1/2"=1'-0"



SECTION 4 SUNROOM
SCALE: 1/2"=1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

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NOTE: PROVIDE
CORROSION-RESISTANT
FLASHING AT ALL ROOF
TO WALL INTERSECTIONS
IN STEPPED FASHION.

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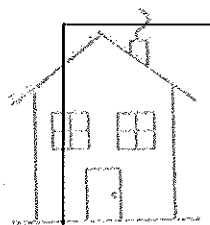
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EXISTING & PROPOSED
FRONT ELEVATION

A2.0

A2.1



APPROVED

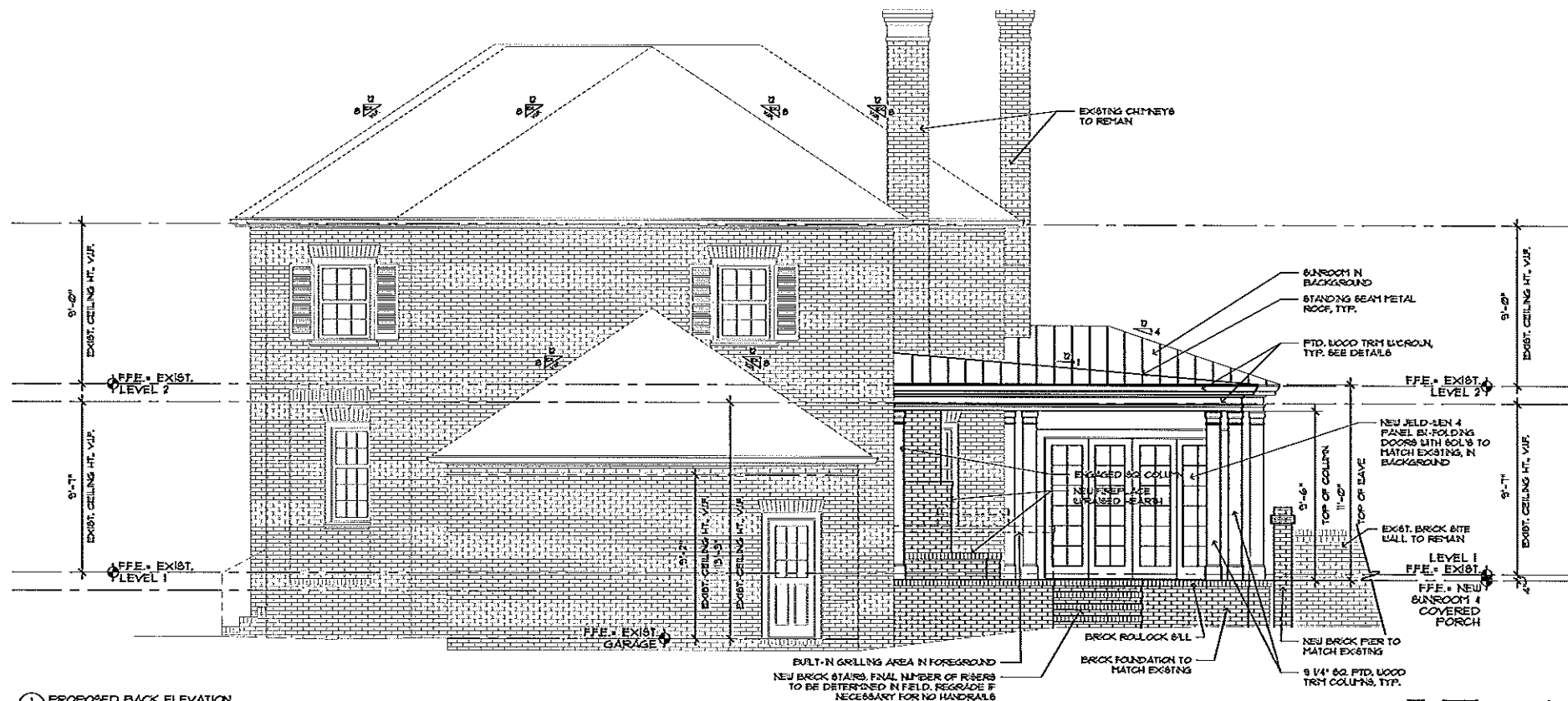
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EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED BACK ELEVATION
SCALE: 1/4"=1'-0"



KEY:	
	Existing stud wall to remain
	New stud wall construction
	Existing construction to be demolished
	Existing construction to remain
	Brick
	Concrete
	CMU

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EXISTING & PROPOSED
REAR ELEVATIONS

A2.2