LOCAL HISTORIC DISTRICT:  Dilworth

PROPERTY ADDRESS:  1123 Berkeley Avenue (Lot 1, part of lot 2 and 13, block 32)

SUMMARY OF REQUEST:  New Construction/garage

APPLICANT/OWNER:  Angie Lauer, applicant

Details of Proposed Request

Existing Context
The site is a vacant parcel. Plans for a new two story house were approved February 10, 2016 (COA# 2015-280). The current applicant is submitting new plans for a single family house. Existing homes on the block are 1 to 2.5 stories and range in height from 22’ to 37’. The property has been surveyed for recordation as a separate parcel.

Project
The project is a two story single family house and detached garage. The front setback is approximately 47 feet from ROW. Building materials are brick and wood lap siding with wood trim, cedar shake roof and copper gutters and downspouts. The applicant is requesting 10” cementitious board on the fascia. Total height from finished floor is approximately 31’-7”. The two car garage is one story with materials to match the house.

Policy & Design Guidelines for New Construction, page 6.1
Charlotte’s historic districts’ distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.
### All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback</td>
<td>6.2</td>
</tr>
<tr>
<td>Spacing</td>
<td>6.3</td>
</tr>
<tr>
<td>Orientation</td>
<td>6.4</td>
</tr>
<tr>
<td>Massing</td>
<td>6.5</td>
</tr>
<tr>
<td>Height and Width</td>
<td>6.6</td>
</tr>
<tr>
<td>Scale</td>
<td>6.7</td>
</tr>
<tr>
<td>Directional Expression</td>
<td>6.8</td>
</tr>
<tr>
<td>Foundations</td>
<td>6.9</td>
</tr>
<tr>
<td>Roof Form and Materials</td>
<td>6.10</td>
</tr>
<tr>
<td>Cornices and Trim</td>
<td>6.11</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>6.12</td>
</tr>
<tr>
<td>Porches</td>
<td>6.13</td>
</tr>
<tr>
<td>Materials</td>
<td>6.14</td>
</tr>
<tr>
<td>Size</td>
<td>6.15</td>
</tr>
<tr>
<td>Rhythm</td>
<td>6.16</td>
</tr>
<tr>
<td>Context</td>
<td>6.17</td>
</tr>
<tr>
<td>Landscaping</td>
<td>6.1.1-16</td>
</tr>
</tbody>
</table>

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for new construction.
CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS


ADDRESS OF PROPERTY: 1325 Dilworth Road (Lot 1, part of lot 2 and 13, block 32)

HISTORIC DISTRICT: Dilworth          TAX PARCEL NUMBER: 12310203

OWNER(S): Kenneth Coe

DETAILS OF APPROVED PROJECT: The project is a new single family house and detached garage. The front setback is approximately 43’ from the right of way. Materials include wood siding and trim, brick and copper. Windows are wood STDL windows with aluminum cladding. Height is approximately 29’ from finished floor to ridge. The detached garage is one story with details to match the house. Tree removal and new landscaping are detailed on the site plan.

The project was approved by the HDC February 10, 2016.

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

www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123
NOTE:
Revision or modification of these construction documents by the client, without the Architects permission, shall be at the clients sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.
SIMILAR CHARACTERISTICS ON BERKELEY:

1. RESIDENCES OF 1128, 1133, 1136 BERKELEY AVENUE ALL HAVE SIMILAR DECORATIVE GUTTERS, DOWNSPOUTS & COLLECTOR HEADS.

2. 1136 BERKELEY HAS A LIME WASH FINISH.

3. 1133 HAS A MIX OF MATERIALS & IS PAINTED

ADDITIONAL PROPERTIES RELEVANT TO PROJECT:

1. BERKELEY AVENUE
   1.1. 1001 - PAINTED BRICK
   1.2. 921 - ENGAGED DORMERS
   1.3. 900 - PAINTED BRICK
   1.4. 815 - PAINTED BRICK
   1.5. 814 - 2-STORY LAP SIDING - NO BAND
   1.6. 717 - 2-STORY LAP SIDING - NO BAND
   1.7. 700 - PAINTED BRICK

2. MT. VERNON AVENUE
   2.1. 1000 - LIME WASHED BRICK
   2.2. 918 - PAINTED BRICK
   2.3. 907 - 2-STORY LAP SIDING - NO BAND
   2.4. 808 - 2-STORY LAP SIDING - NO BAND

3. DILWORTH ROAD
   3.1. 1210 - PAINTED BRICK

4. E. MOREHEAD STREET
   4.1. 1122 - 2-STORY LAP SIDING - NO BAND
FOOTING - SEE STRUCTURAL

VAPOR BARRIER (TYP.)

@ TOP & BOTTOM (TYP.)

LEAVE 3" INSPECTION GAP RATED W/ TAPED OR SEALED

FOOTING LOCATIONS STAMPED BY ENGINEER

GENERAL NOTES:

1. ALL PROPERTY LINE TO BE SURVEYED PRIOR TO FOUNDATION
   PRIOR TO CONSTRUCTION.

2. ALL PROPERTY ALLOWANCES TO BE DEDUCED BY SURVEYOR.

3. ALL DRAWINGS TO BE COORDINATED BY CONSTRUCTION CO.

4. ALL DRAWINGS TO BE REVIEWED BY THE ARCHITECT AT A PREVIEW MEETING PRIOR TO CONSTRUCTION.

5. PLAN DRAWINGS REQUIRED TO BE REVISED ON SITE BY ARCHITECT, ENGINEER, ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF ANY SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.

6. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF ANY SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.

7. R312.3 OPENING LIMITATIONS

   4.1. EXCEPTIONS
   1 & 2 APPLY TO PROJECT - GUARD HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

8. STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY ENGINEER (TYP.)

9. INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO STAIR COMPANY PRIOR TO PRODUCTION.

10. ALL RISERS TO BE SOLID.

11. ALL CASED OPENINGS TO MATCH DOOR MFG. - CONNECT TO CONTRACTOR TO COORDINATE.

12. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.

13. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.

14. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS NO GREATER THAN 36 INCHES.

15. USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.

16. ALL EAVES TO BE SHEETROCK (SCREWED) & COUNTER FLASH WITH CORROSIVE RESISTANT FLASHING (TYP.)

17. ALL PROPERTY LINES TO FACE OF STUD & C.M.U.

18. CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.

19. GUARDS SHALL NOT ALLOW PASSAGE OF A 4 INCHES Diameter SPHERE ON OPEN SIDE OF STAIR & SERVES AS THE RAILING.

20. THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

21. ALL DIMENSIONS ARE TO FACE OF STUD & C.M.U. PRIOR TO CONSTRUCTION.

22. ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & GUARD HEIGHT WHICH ALLOW PASSAGE FROM THE WALKING SURFACE TO TREADS OR FLIGHT OF STAIRS, RAILING & GUARD NOTES:

23. R311.7.4.1 RISER HEIGHT

   2.1. ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES.

   2.2. ALB SPECIFIES MINIMUM RISER HEIGHT SHALL NOT BE LESS THAN 7 INCHES.

   2.3. ALB SPECIFIES MINIMUM RISER HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.

24. ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

25. NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS NO GREATER THAN 36 INCHES.

26. ALL EAVES TO BE SHEETROCK (SCREWED) & COUNTER FLASH WITH CORROSIVE RESISTANT FLASHING (TYP.)

27. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.

28. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.

29. ALL PROPERTY LINES TO FACE OF STUD & C.M.U.

30. ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.

31. ALL PROPERTY LINES TO FACE OF STUD & C.M.U.

32. ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
CONCRETE
SLAB-ON-GRADE
BRICK VENEER (TYP.)
4" C.M.U
EXTERIOR EXAMPLES OF REQUESTED LIME WASHED BRICK, CEDAR SHAKE ROOF, \( \frac{1}{2} \) ROUND COPPER GUTTERS AND ROUND DOWNSPOUTS.

BASE COLOR OF BRICK TO BE OLD LOUISVILLE TUDOR
PUSH OUT FRENCH CASEMENT (PAINTED)

8 LITE ¾ FRENCH DOORS (PAINTED)
CEDAR SHAKE ROOF