CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM 2017-00482
DATE: 19 September 2017

ADDRESS OF PROPERTY: 617 Berkeley Avenue
TAX PARCEL NUMBER: 123.057.05

HISTORIC DISTRICT: Dilworth

APPLICANT/OWNER: Mark and Betsy Griffin

DETAILS OF APPROVED PROJECT: Rear porch and garage. New shed roof, supported by 8"x8" square wooden columns will be added to rear to become a covered patio. Roof will tie back to house below second floor windows. A fireplace with brick chimney will be added to rear corner. Chimney will match the existing chimney. A one and one-half story garage will be constructed in corner of the back yard. Cross gable roof over carriage style garage doors will have a shed dormer, centered on roof, and tying in below the ridge. Rear elevation is a dormer that is fully engaged with the elevation but is leaving a small offset on either side. Materials of both the new garage and the new covered porch (including siding, roofing, windows, doors, etc.) and details (including soffit/fascia treatment, overhang, window configuration, corner boards, etc.) will match existing house. NOTE: Trim band above first story of garage is optional. See exhibits labeled ‘Rear Elevations September 2017’, ‘Garage Elevations September 2017’, and ‘Site Plan September 2017’.


- 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.
NOTES:
1. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. THIS MAP IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
4. SURVEY IS BASED ON PHYSICAL EVIDENCE AND EXISTING MONUMENTS FOUND DURING THE SURVEY.

REFERENCES: DEEDS AND MAPS ARE SHOWN HEREIN.
Garage Elevations  September 2019