



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00131

DATE: 16 March 2018

ADDRESS OF PROPERTY: 605 Berkeley Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12305702

OWNER(S): Cooper and Marion Morrison

DETAILS OF APPROVED PROJECT: Accessory Building. The project is the construction of a new accessory garage building in the rear yard. Also included in this approval is the demolition of a dilapidated garage. The new garage will be secondary to the primary structure in both size and height. The garage footprint is 24'-10" x 26'-3" with an approximate height of 22'-0". Materials and details include wood lap siding with an 8" exposure, wood cornerboards, wood gable end vents, and a wood trim band that separates the first and second levels. Factory clad aluminum gutters and downspouts will also be installed. The dormers will not be aligned with the primary ridge of the garage. The garage doors will be wood, carriage-style. All windows, exterior doors, and trim will be wood in dimensions to match the primary structure. Approval does not imply the use of Ply-Gem windows, as this brand does not meet HDC requirements. The existing concrete driveway will be extended to serve the new garage. Post construction of the garage, the rear yard will be approximately 43% impervious. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.9: Demolition of Dilapidated Accessory Structures and Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Accessory Buildings (page 8.) have been met.

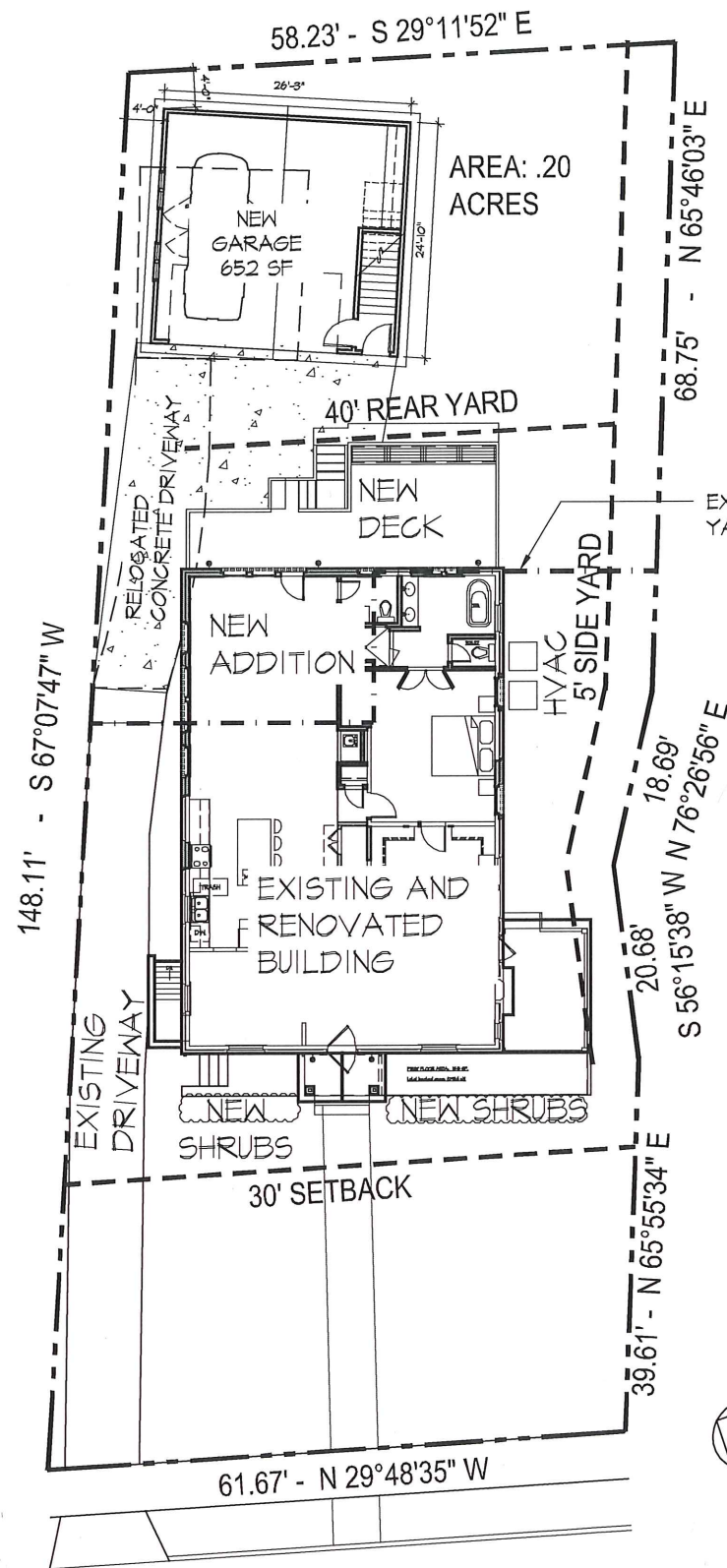
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- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along 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 



REAR YARD COVERAGE STUDY
 ORIGINAL REAR YARD = 3663.35 SF

NEW & OLD DRIVE = 591.00 SF
 NEW GARAGE = 652.00 SF
 NEW ADDITION = 331.84 SF

TOTAL COVERAGE AREA = 1574.84 SF

1574.84 SF ÷ 3663.35 SF = 43% COVERAGE

APPROVED

Charlotte
 Historic District
 Commission

Certificate of Appropriateness

#HDCADMRM-2018-
 00131

BERKELEY AVE
 50' PUBLIC RIGHT OF WAY

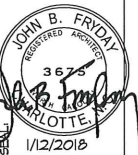




**FRYDAY
& DOYNE**
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C. PRYDAY & DOYNE

MORRISON RESIDENCE
ADDITION/RENOVATION
605 BERKELEY AVE
CHARLOTTE, NC 28203

PROJECT NAME:

DATE: JANUARY 12, 2018

NEW ELEVATIONS
GARAGE

SHEET NUMBER:

A5.1



NOTE: GARAGE IS AT LOWEST POINT
OF THE SITE AND MORE THAN 6'-0"
LOWER THAN HOUSE ELEVATION

DOOR SCHEDULE								
NO	ROOM	DOOR SIZE	TYPE	MATERIAL	FINISH	FRAME MATERIAL	FINISH	REMARKS
G01	GARAGE ENTRY DOOR	32" X 80"	6 PANEL	WOOD	PAINT	WOOD	PAINT	
G02	GARAGE TO STAIR DOOR	32" X 80"	6 PANEL	WOOD	PAINT	WOOD	PAINT	
G03	GARAGE SECTIONAL DOOR	7'-0" X 18'-0"	CARRIAGE	WD.MTL	PAINT	WOOD	PAINT	COORDINATE WITH OWNER

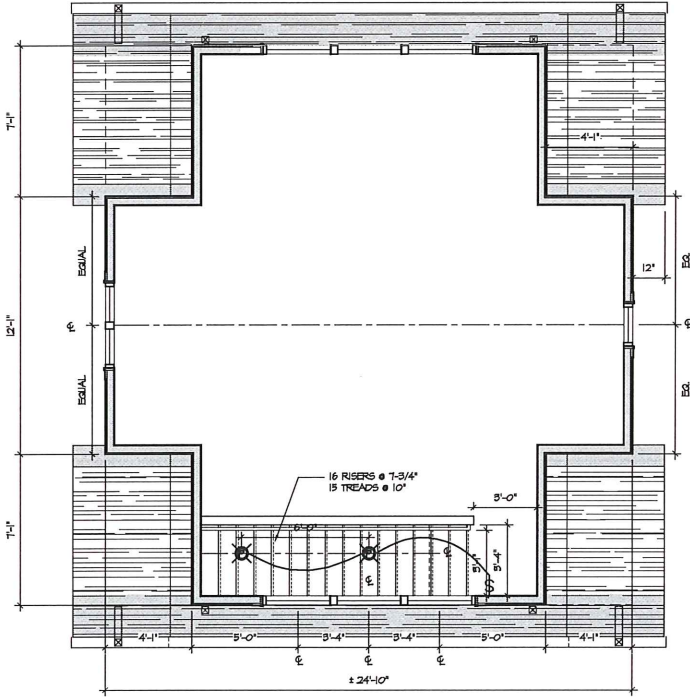


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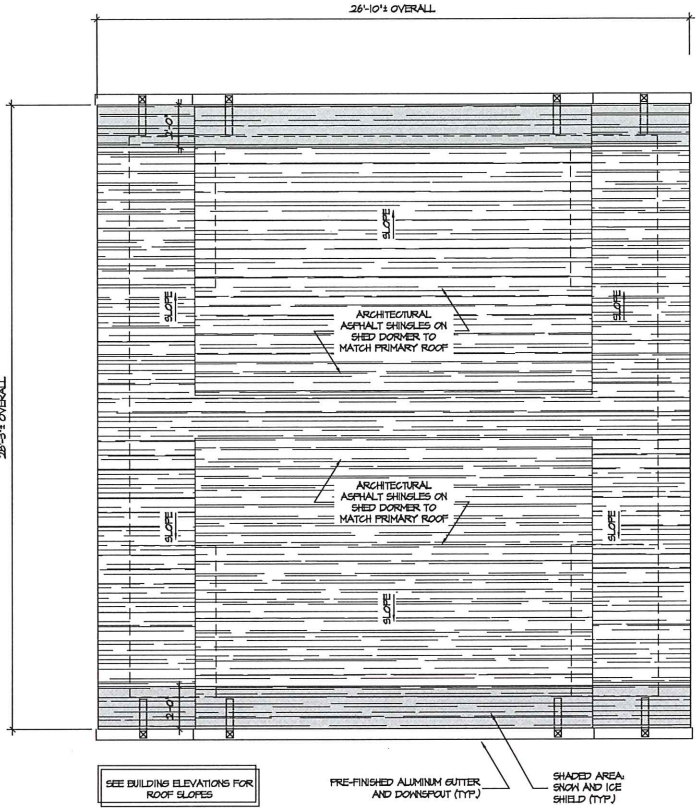
Certificate of Appropriateness

HDCADMRL-2018-00131



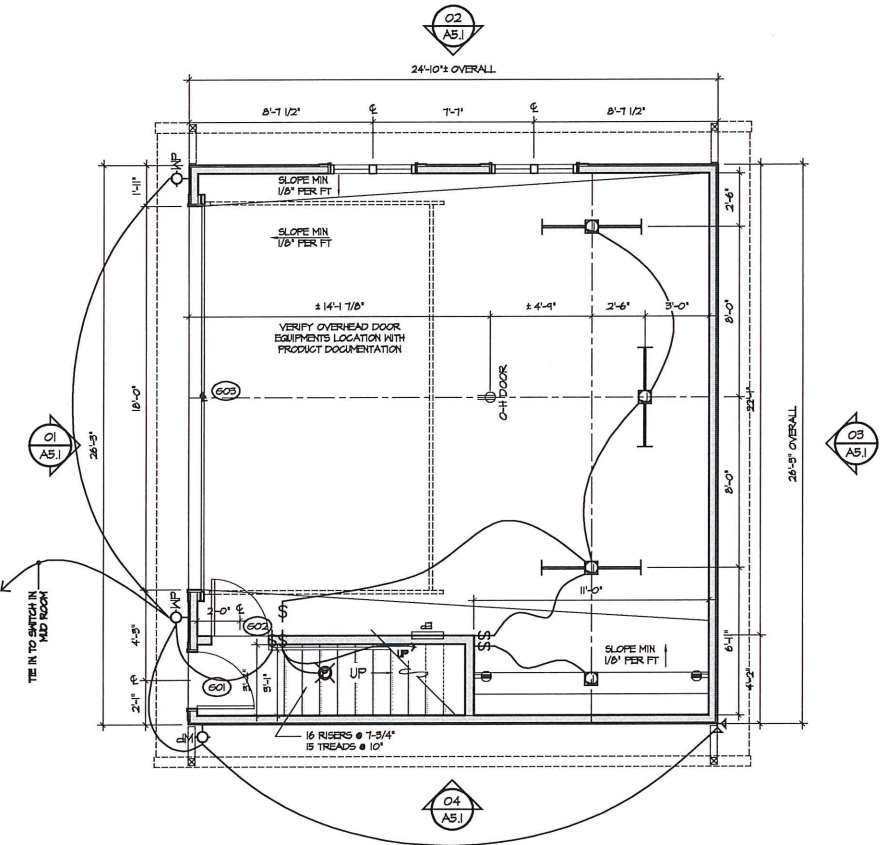
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN 02



SCALE: 1/4" = 1'-0"

ROOF PLAN 03



SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN 01

FRYDAY & DOYNE ARCHITECTURE INTERIOR DESIGN

1313 HARRISON AVENUE, SUITE 200

CHARLOTTE, NC 28203

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www.frydayandoyne.com

FRYDAY & DOYNE INC.

CERT. NO. 50879

ARCHITECT

CHARLOTTE, N.C.

JOHN B. FRYDAY

REGISTERED ARCHITECT

3675

CHARLOTTE, N.C.

1/12/2018

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MORRISON RESIDENCE ADDITION/RENOVATION

605 BERKELEY AVE

CHARLOTTE, NC 28205

PROJECT NAME

DATE: JANUARY 12, 2018

REVISIONS:

SHEET TITLE:

NEW GARAGE FLOOR PLANS

SHEET NUMBER:

A5.0

DRAWN BY: