



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMRM-2019-00252

**DATE:** 8 May 2019

**ADDRESS OF PROPERTY:** 728 Berkeley Av

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12309523

**OWNER(S):** Paula Stathakis & Patrick Canupp

**APPLICANT:** Dominick Ristaino, Metropolitan  
Kitchen and Bath

**DETAILS OF APPROVED PROJECT:** The project includes true repair and maintenance, including the restoration/repair of the roof, the front and side thermal walls, windows and chimney on the house. The house was severely damaged from a fallen tree at the end of April 2019. All work to the house, roof, and other exterior architectural features will be accomplished with traditional materials to match existing in design, dimension, and details. The slate roof will be replaced with slate to match the existing roof. If new windows are required they will match the existing in style material, color and appearance. Other repairs to the interior do not require a COA. See attached exhibit with before and after photographs and recent plans of the house. This COA does not imply the approval of any architectural feature or material that was not present on the house prior to the tree damage.

1. Applicable Design Guidelines and Approval Authority: North Carolina General Statute §160A-400.13, emergency work requiring immediate restoration.

**Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.**

- 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



Photo Date: 04/06/2016

**728 Berkeley Ave**

**Pre-tree damage photo.**



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HDCADM2M-2019-00252

**Tree impact to 729 Berkeley Ave Residence**

**April 26, 2019**



Roof Line and structure damage from front right and left original gables to rear of home addition. Approximate length of damage 84ft. Repairs to home's roof line so structure could be protected from the weather. Damage to the roof lines, boxing, gables, brick veneer and limestone appointments, slate roofing, tudor siding and stucco work, hvac units, and other related features.



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FRONT ELEVATION  
1/4" = 1'-0"

**A3**

**APARICIO HOME**  
 Additions and Renovations  
 Steven and Leigh Ann Aparicio  
 728 Berkeley Avenue  
 Charlotte NC 28203

**KENT ALAN LINEBERGER**  
 AIA  
 2262 WESTMINSTER PLACE  
 CHARLOTTE NC 28207  
 704.334.6166  
 kent@architectonline.com



PROPOSED REAR ELEVATION  
1/4" = 1'-0"

1E 1B  
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2  
A-L  
PROPOSED GARDEN SIDE ELEVATION  
1/4" = 1'-0"



2  
A-L  
PROPOSED GARDEN SIDE ELEVATION  
1/4" = 1'-0"



1  
A-H  
PROPOSED DRIVEWAY SIDE ELEVATION  
1/4" = 1'-0"



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