



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS – AMENDED

CERTIFICATE NUMBER: HDCRMA-2019-00003

DATE: February 20, 2019

March 11, 2019 – AMENDED

April 12, 2019 – AMENDED

August 2, 2019 – AMENDED

September 20, 2019 - AMENDED

ADDRESS OF PROPERTY: 601 Berkeley Avenue

TAX PARCEL NUMBER: 12305701

HISTORIC DISTRICT: Dilworth

OWNER(S): Paul C. Morrison Jr.

APPLICANT: John Fryday

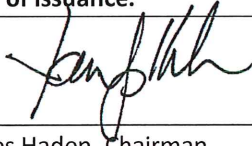
DETAILS OF APPROVED PROJECT: The project is a hybrid New Construction/Addition project due to the zoning setback constraints on this lot and the active demolition approval for the property. The ridge height is +/- 24'-0". Materials include brick to match existing, wood shake siding, wood trim, and aluminum clad wood windows with Simulated True Divided Lights (STD L) in a 6/1 pattern. Approval of the demolition of an existing detached garage or the construction of any new detached accessory structures is not included. See attached project plans and tree protection plan. 4/12/19 Amendment: Changes to windows on the left elevation that maintain the original openings and change from paired window to a single window on the rear elevation. 8/2/2019 Amendment: Removal of dead tree in rear yard and replanting with a new maturing canopy tree, see attached exhibit labeled 'Tree Removal + Replanting Plan.' 9/20/19 Amendment: A new 5'-0" wood fence will be installed along the left-side starting from the rear corner of the structure to the entrance of the driveway. The new fence will be set-in, at least, 2'-0" from the edge of the existing brick retaining wall and screened with lush vegetation. A 6'-0" wood fence, to match, will run along the rear of the property. A 5'-0" aluminum gate at the driveway will bridge the two wood fences. A 4'-0" section of fence will be added to the front right corner of the structure tying into the existing right-side fence. The new fences will be wood with panels of vertical pickets butt-joined to substantial uprights with a framed top and bottom. No trees will be removed. The fence will not exceed six feet in height, in the rear yard, 5'-0" in the side yard and 4'-0" at the front corner, with the exception of any chamfered elements or decorative caps atop the uprights, which may exceed a reasonable proportional amount. All framing members of the fence will face inward to the property being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing period. See attached exhibits 'Fence – Sept. 2019'. The project was approved by the HDC February 13, 2019.

If changes to the approved plans are needed, please contact staff as soon as possible. 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

Continued on the next page.

- 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.

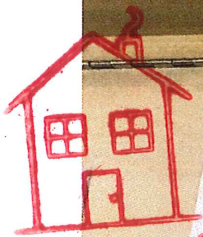
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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



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Charlotte
Historic District
Commission

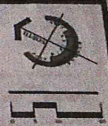
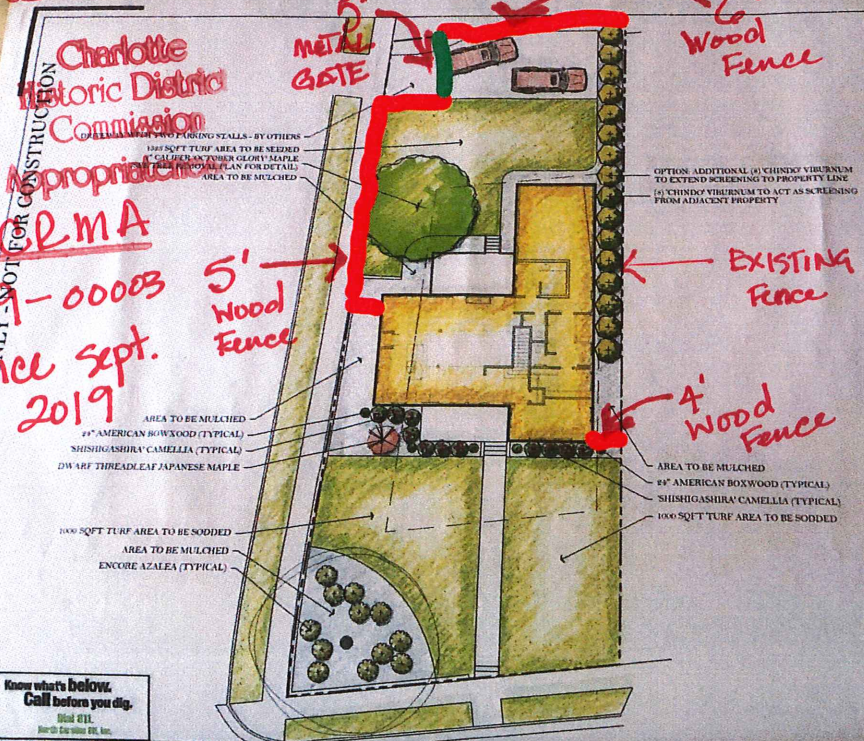
Certificate of Appropriateness

HDOR MA

2019-00003

Fence Sept.
2019

CONCEPT DESIGN ONLY. NOT FOR CONSTRUCTION



Scale: 1" = 10'-0"

ALL PLANT MATERIALS TO BE
SPECIFIED BY LANDSCAPE ARCHITECT
AND SHALL BE SUBMITTED TO THE
APPROPRIATE AGENCIES FOR
APPROVAL BY A
REGISTERED LANDSCAPE ARCHITECT

MORRISON RESIDENCE

601 BERKELEY AVENUE
CHARLOTTE, NC

Morgan
Landscape Group

MORGAN LANDSCAPE GROUP
1000 SOUTH PINE STREET
SUITE 1000, CHARLOTTE, NC 28202
919.744.1111
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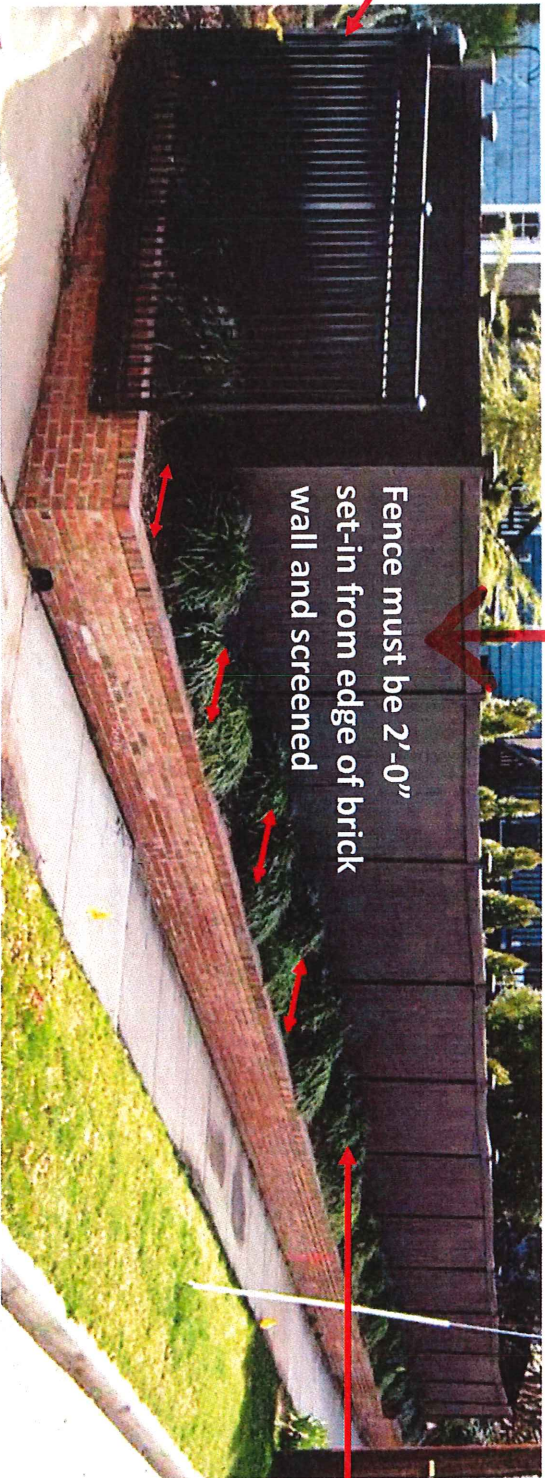
LANDSCAPE
PLAN

DATE: 09/11/2019
SHEET 1 OF 1



Know what's below.
Call before you dig.
811
North Carolina 811, Inc.

Aluminum
Gate to
match or
similar



Fence must be 2'-0"
set-in from edge of brick
wall and screened

Plant
Screening



FENCE
SEPT.
2019



Certificate of Appropriateness

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2019-00003