



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