



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2019-00149

**DATE:** 21 March 2019

**ADDRESS OF PROPERTY:** 920 Berkeley Ave

**HISTORIC DISTRICT:** Dilworth

**TAX PARCEL NUMBER:** 12309619

**OWNER(S):** Eugene & Vickie Johnson

**DETAILS OF APPROVED PROJECT:** Addition to an Accessory Building. The project is a rear, single story, addition to an existing garage located in the rear yard. No trees will be removed. The new building will meet all required setbacks and will be no wider and no taller than the main structure or existing garage. The addition will set-in 1'-0" on both the left and right sides. The addition's footprint is approximately 14'-0" x 19'-0". The height will match existing and ridge will be center to match existing. The new garage will have a masonry foundation, with a cementitious color coat to match the existing brick, and wood siding in dimensions to match the existing garage. All trim details, including corner boards, will be wood. The right side will include a man door with a 6'-0" x 6'-0" concrete pad. Post-completion the rear yard impermeable space will be approximately 42%. See attached exhibits "Plans – March 2019"

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15) and Accessory Buildings (page 8.9) have been met.


*Continued on next page*

3/19/2019

- 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

APPROVED  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
#HDCAD W-2019-00149  
2019  
Planky - MARCH

# JOHNSON RESIDENCE

## Detached Garage Addition

920 Berkeley Avenue  
Charlotte, North Carolina 28203

### Project Team

**Architecture**  
**DAHNERT**  
DAHNERT ARCHITECTURAL CONSULTING, PLLC.  
1000 10TH AVENUE, SUITE 100  
CHARLOTTE, NC 28203  
(704) 375-1100  
www.dahnertarchitect.com

### Sheet Index

SHEET # **GENERAL**  
0100  
Cover Sheet  
A 100  
PLANS & NOTES  
A 201  
ELECTRICAL & DETAILS

### PROJECT DESCRIPTION:

THE PROJECT INCLUDES MISCELLANEOUS RENOVATIONS AND IMPROVEMENTS TO THE RESIDENCE TO INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING:  
1. REMOVE EXISTING SHELVING IN EXISTING GARAGE AND CREATE A NEW OPENING INTO NEW STORAGE AREA  
2. CONSTRUCT NEW ADDITION FOR STORAGE  
3. INSTALL NEW ELECTRICAL LIGHTING AND POWER FOR NEW ADDITION

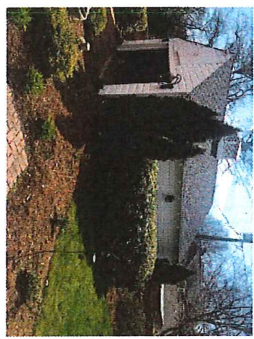
### BUILDING DATA

EXISTING GARAGE BUILDING AREA  
- 700 SQ. FT.  
NEW GROSS BUILDING AREAS  
- NEW STORAGE AREA: 280 SQ. FT.

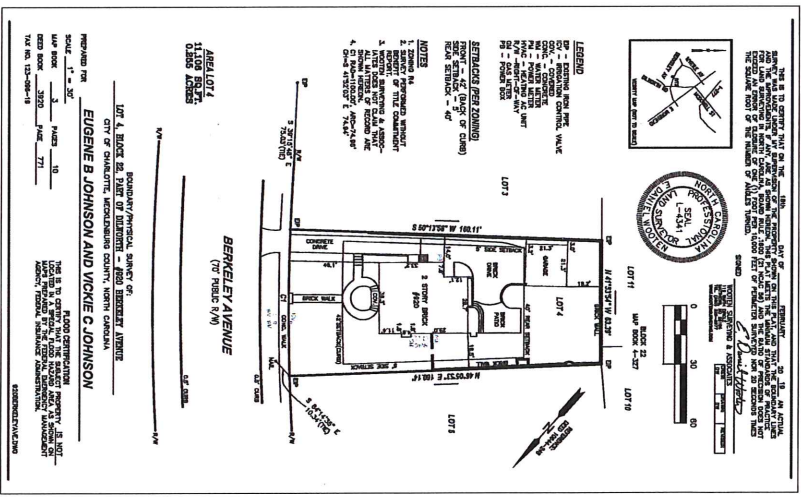
### Site Map



### Residence Photo

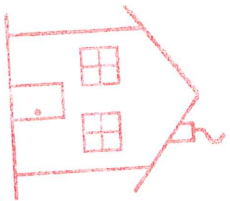


### Site Survey









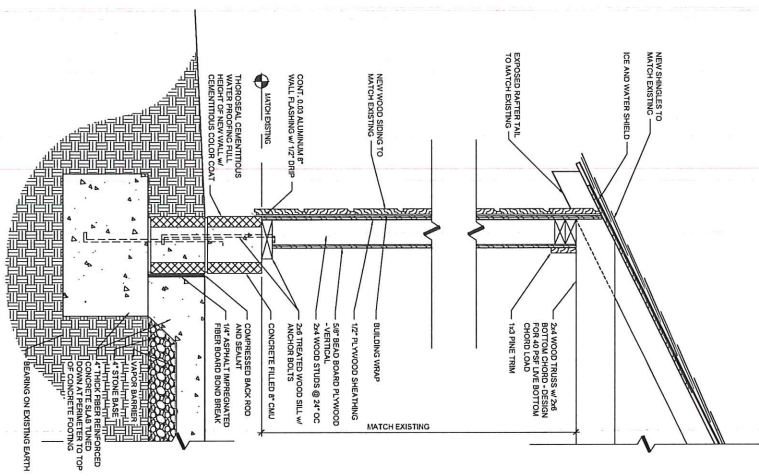
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Charlotte  
Historic District  
Commission

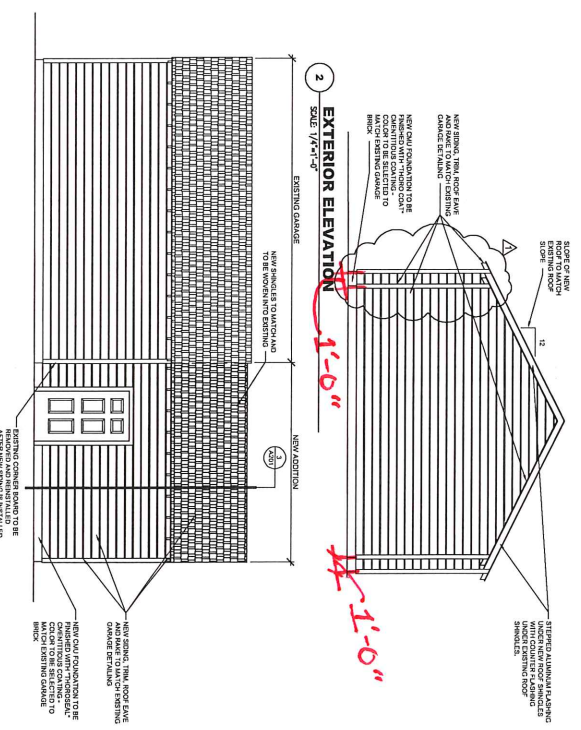
Certificate of Appropriateness

#HDCADM-2019-00149

Plans - March 2019



3 WALL SECTION  
SCALE 1/4\"/>



1 EXTERIOR ELEVATION  
SCALE 1/4\"/>



2108 Charlotte Drive  
Charlotte, NC 28217  
704.582.5330

# Johnson Residence

Garage Addition

920 Berkeley Avenue  
Charlotte, NC 28203

Revised:  
FROM EXISTING GARAGE ON EACH SIDE

Proj. No.:  
Date: March 15, 2019  
Sheet Name:  
ELEVATIONS &  
DETAILS

A200