



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00360

DATE: 19 July 2019

ADDRESS OF PROPERTY: 930 Berkeley Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12309617

OWNER: Joel Lanik

APPLICANT: Eric Binder

DETAILS OF APPROVED PROJECT: The project is the demolition of a dilapidated two-vehicle garage and a portion of an existing concrete driveway to allow for the construction of a 1.5 story detached accessory building at the rear left corner of the property. The accessory building footprint measures approximately 25'-11" x 37'-3" with a one-story element on the rear. The building height is approximately 23'-5" and is substantially lower than the ridge of the main house which measures 34'-10 5/8". The exterior material will be Hardie Artisan smooth lap siding with a 6" exposure and mitered corners. All trim will be wood. Other details to match existing on main house. The project includes the removal small leaning tree, located at the front right corner of the existing garage (sheet L-1.0). A new canopy tree is proposed in the front yard. Post-construction, the rear yard will be 43.5% impervious coverage. See attached plans. This project was approved by the HDC on July 10, 2019.

The project also includes the construction of an in-ground swimming pool and an open pavilion accessory structure. A 48" tall metal fence and gate will be installed around the pool and pavilion. A 6' wood fence will be installed along the right and rear property line, see attached exhibit labeled "Fence Location – July 2019." The wood fence will be panels of horizontal slats with a small space better each slat, butt-joined to 6x6 uprights. All framing members will face inward to the yard being enclosed or both sides of the fence will be the same. The finished fence will be painted or stained after an appropriate curing time. No portion of the fence will exceed 6' as measured outside at grade, with the exception of any decorative caps on the uprights which may extend a reasonable proportional amount. See attached plans for details. Post-construction, the rear yard will be 43.5% impervious coverage.

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.

Continued on 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.

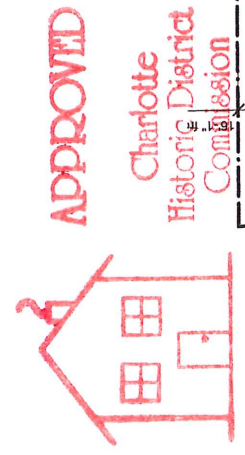


James Haden, Chairman

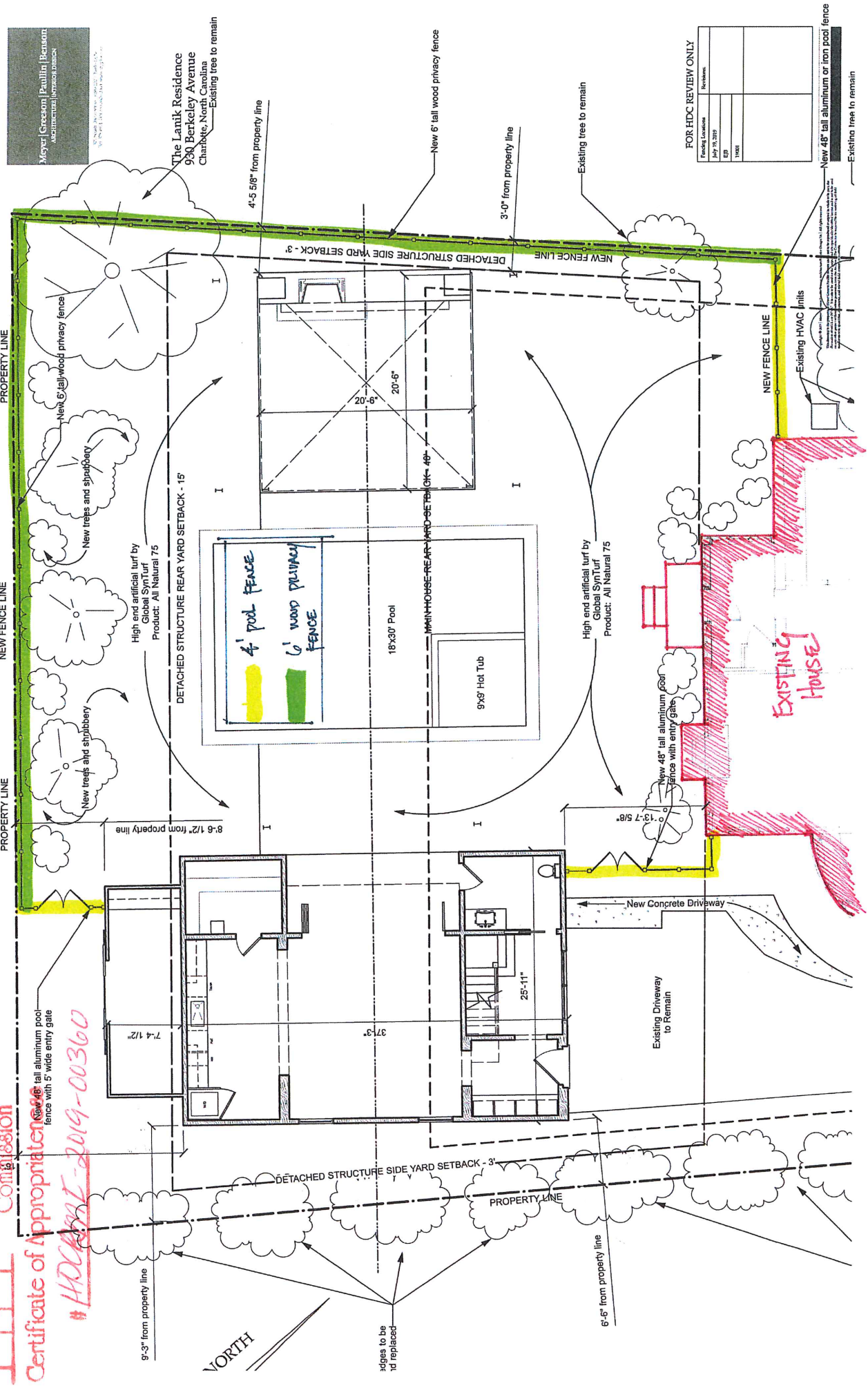


Staff

Fence Location - July 2019



Certificate of Appropriation
#HDC-2019-00360



FOR HDC REVIEW ONLY

Project Location	Project Name
930 Berkeley Avenue	The Lanik Residence
CD	
Final	

Meyer | Green | Paulin | Jensen
ARCHITECTURAL | INTERIOR DESIGN
301 North Tryon Street, Suite 1200
Charlotte, NC 28202
704.333.1200

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina
Existing tree to remain

EXISTING
HOUSE

Existing Site Plan

Proposed Site Plan

Meyer | Greeson | Paullin | Benson
ARCHITECTURE | INTERIOR DESIGN

320 South Tryon Street Suite 222 Charlotte, NC
704.578.1081 704.578.5520 (fax) mwp@mgpb.com

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina



HDCRME-2019-00360

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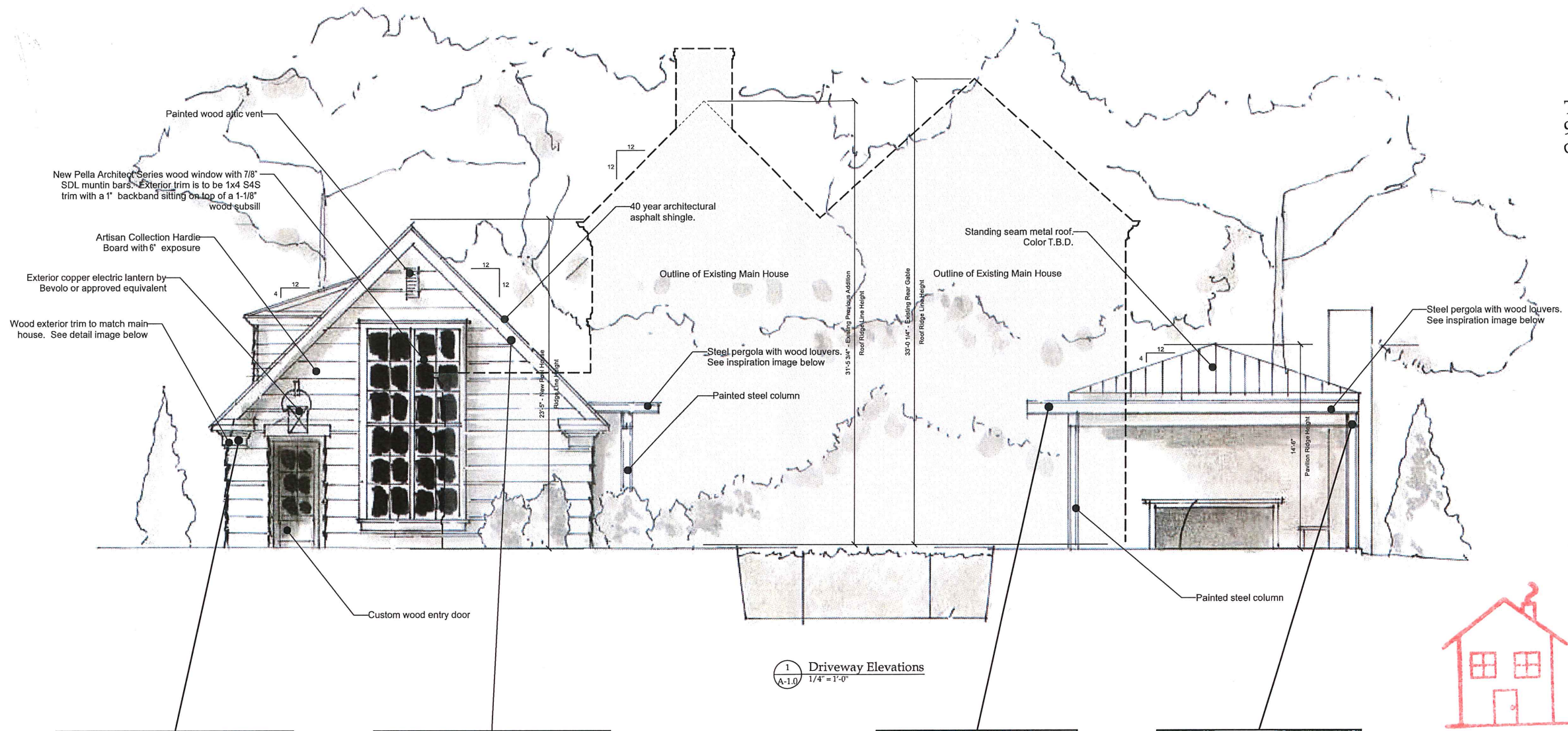
Site Plans	Revisions:
July 1, 2019	
EJB	
19001	
	L-1.2

IMPERVIOUS SURFACE CALCULATIONS	
Total lot rear yard square footage: (extend established through preliminary HDC meeting)	6,869 sq ft
Existing rear yard impervious surface to remain	250 sq ft
New rear yard impervious surface (Pool House / Pool / Pavilion / Hardscape and Driveway)	2,741 sq ft
Total impervious square footage:	2,991 sq ft
Percentage of impervious lot surface:	$\frac{2,991 \text{ sq ft}}{6,869 \text{ sq ft}} = 43.5\%$

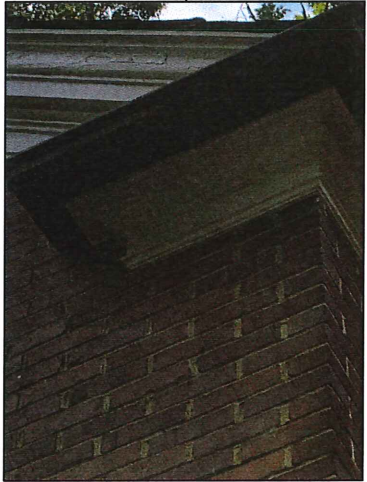
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Proposed Street View Elevation

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina



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#HDCRM I - 2019-00360



2 Exterior Trim and Soffit Details
A-1.0 1/4" = 1'-0"
(matches main house details)

3 Pergola and Structure Inspiration Images
A-1.0 1/4" = 1'-0"

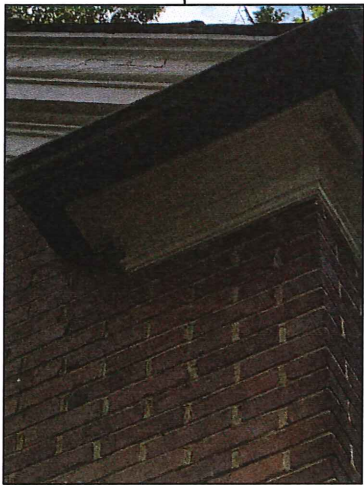
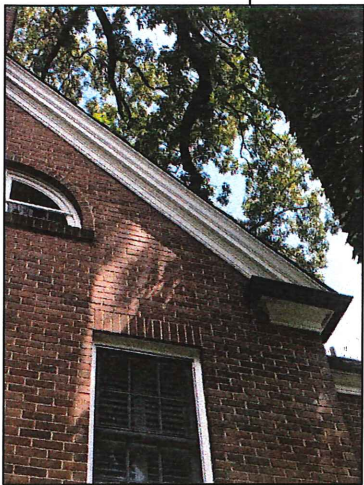
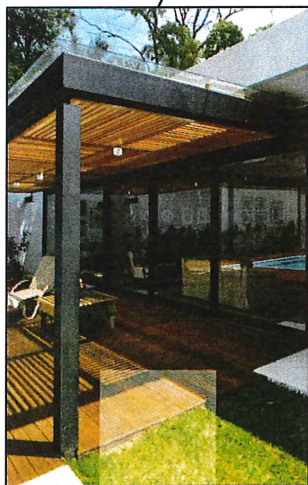
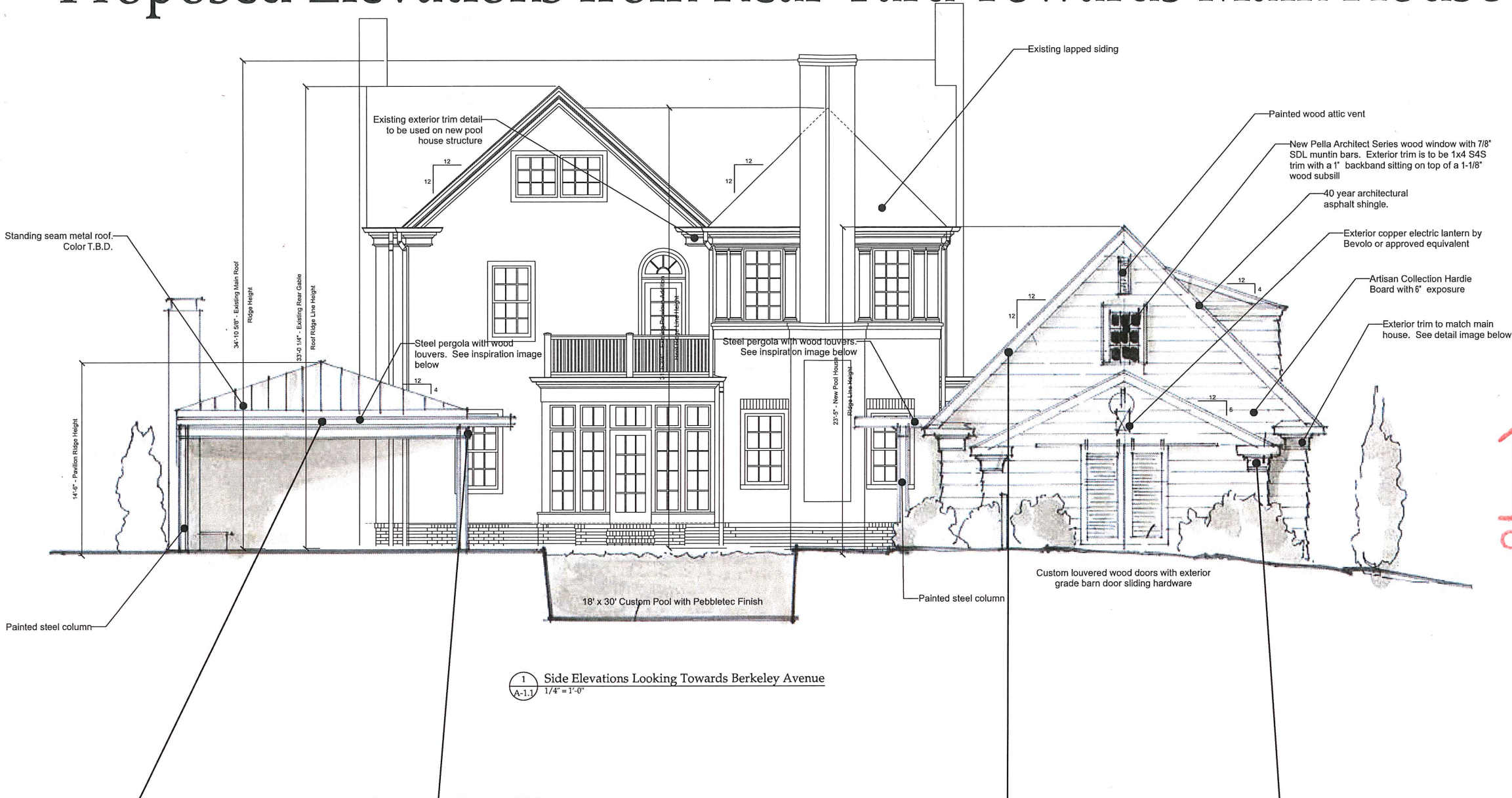
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Street View Elevations	Revisions:
July 1, 2019	
EJB	
19001	
	A-1.0

Proposed Elevations from Rear Yard Towards Main House

Meyer | Greeson | Paullin | Benson
ARCHITECTURE | INTERIOR DESIGN
520 South Tryon Street, Suite 222, Charlotte, NC
704.579.1004 | 704.533.5020 (fax) | www.mgpb.com

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina



2 Pergola and Structure Inspiration Images
A-1.1 1/4" = 1'-0"

3 Exterior Trim and Soffit Details
A-1.1 1/4" = 1'-0"
(matches main house details)

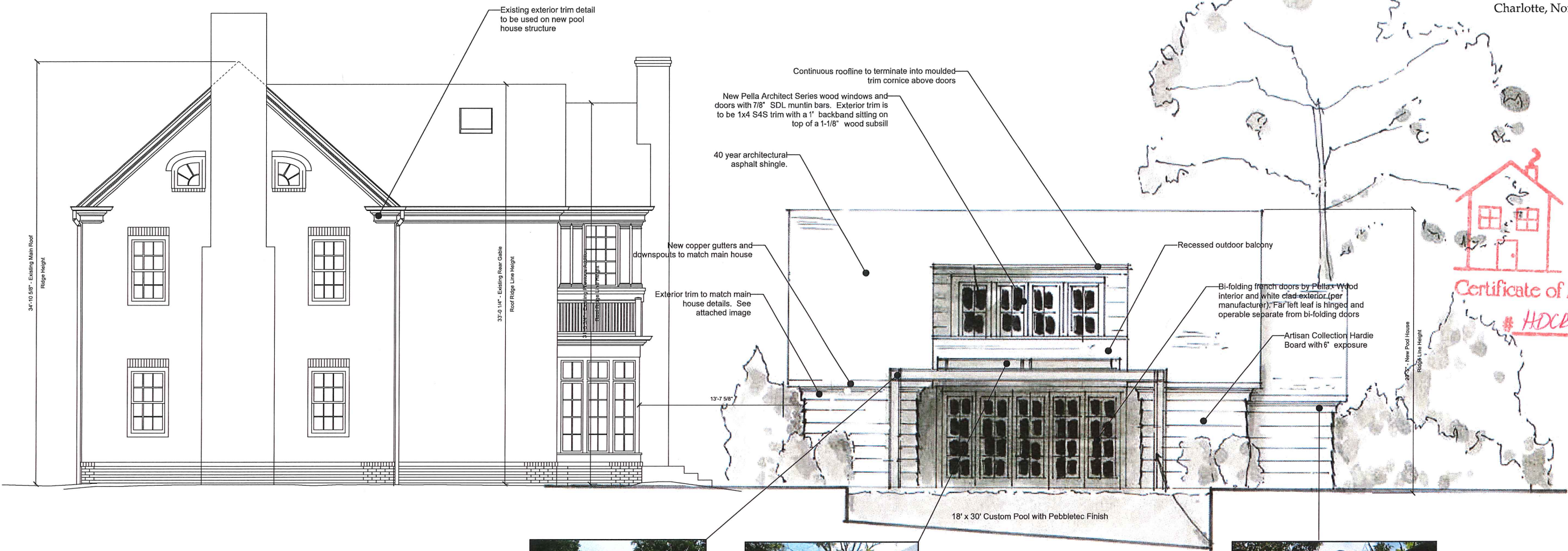
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Elevations Towards Berkeley	Revisions:
July 1, 2019	
EJB	
19001	
	A-1.1

Proposed Pool House Front Elevation

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina

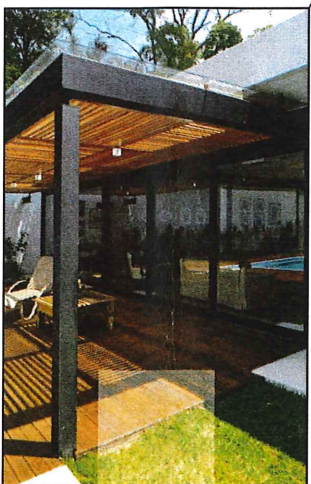


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Historic District
Commission

Certificate of Appropriateness

HDCRME-2019-08360



1 Pool House Front Elevation
A-1.2 1/4" = 1'-0"

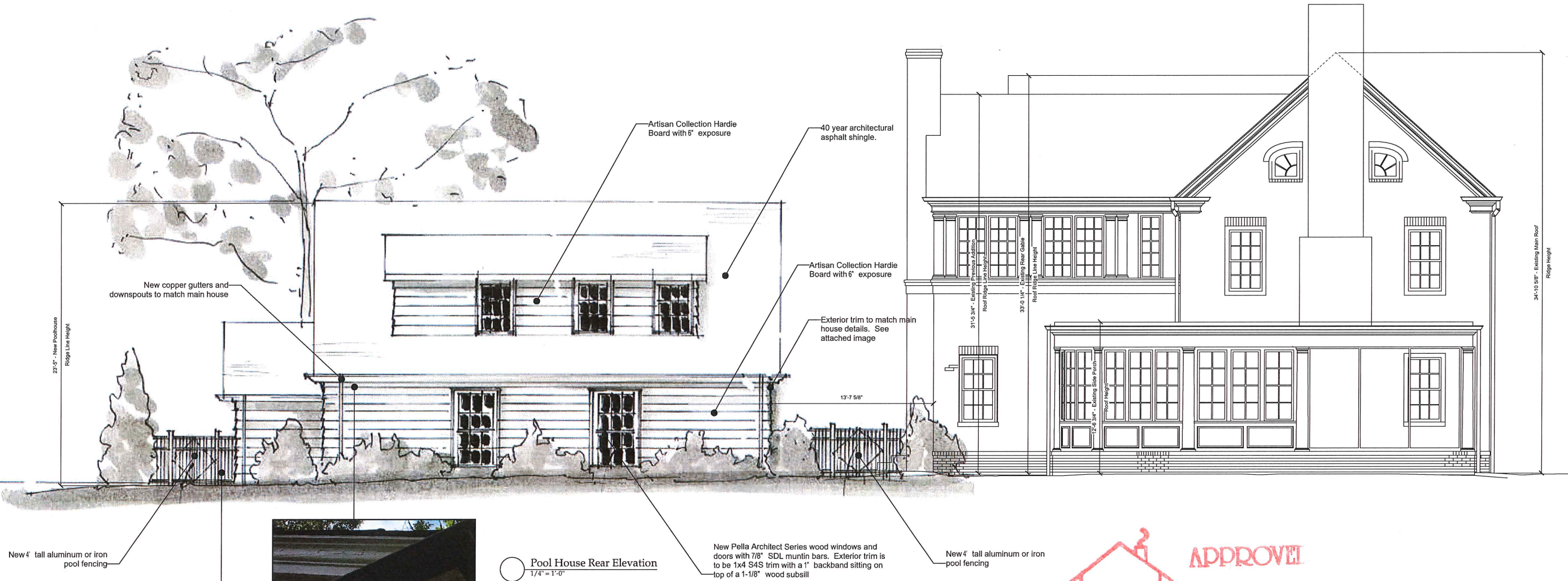


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Pool House Front Elevation	Revisions:
July 1, 2019	
EJB	
19001	
	A-1.2

Proposed Pool House Rear Elevation

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina



Pool House Rear Elevation
1/4" = 1'-0"

New Pella Architect Series wood windows and doors with 7/8" SDL muntin bars. Exterior trim is to be 1x4 S4S trim with a 1" backband sitting on top of a 1-1/8" wood subsill

New 4' tall aluminum or iron pool fencing

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Pool House Rear Elevation	Revisions:
July 1, 2019	
EJB	
19001	
	A-1.3

Architectural Details

Meyer | Greeson | Paullin | Benson
ARCHITECTURE | INTERIOR DESIGN

320 South Tryon Street, Suite 222, Charlotte, NC
704.578.1081 | 704.533.3520 (fax) | www.mgpdb.com

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina



#HDCRMI-2019-00360



All new exterior trim is to be wood with profiles to match the existing conditions on the main house

1 New Cornice and Soffit Details
A-1.4 1/4" = 1'-0"

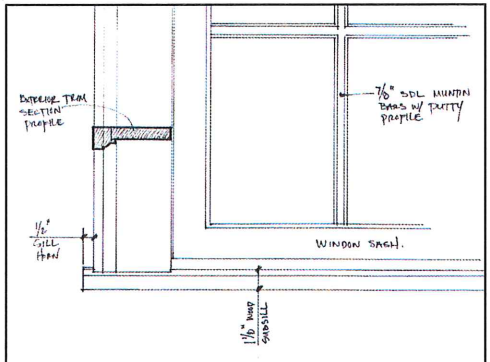


All new exterior trim is to be wood with profiles to match the existing conditions on the main house

2 New Rake Board Trim Details
A-1.4 1/4" = 1'-0"



3 Existing Window and Door Exterior Trim Detail
A-1.4 1/4" = 1'-0"



4 New Window and Door Exterior Trim Detail
A-1.4 1/4" = 1'-0"



5 Steel and Wood Pergola Inspiration Image
A-1.4 1/4" = 1'-0"



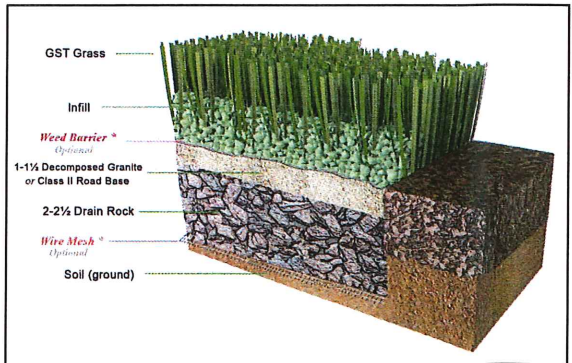
Painted steel wide flange columns - painted

6 Wide Flange Structure Inspiration Image
A-1.4 1/4" = 1'-0"



18" x 30" pool coping by Hartstone

7 Proposed Pool Coping
A-1.4 1/4" = 1'-0"



8 Artificial Grass Assembly and Drainage Specification
A-1.4 1/4" = 1'-0"



Artificial Grass Specification
Global SynTurf - All Natural 75

9 Artificial Grass Specification
A-1.4 1/4" = 1'-0"



Exterior electric copper lantern by Bevolo or approved equivalent

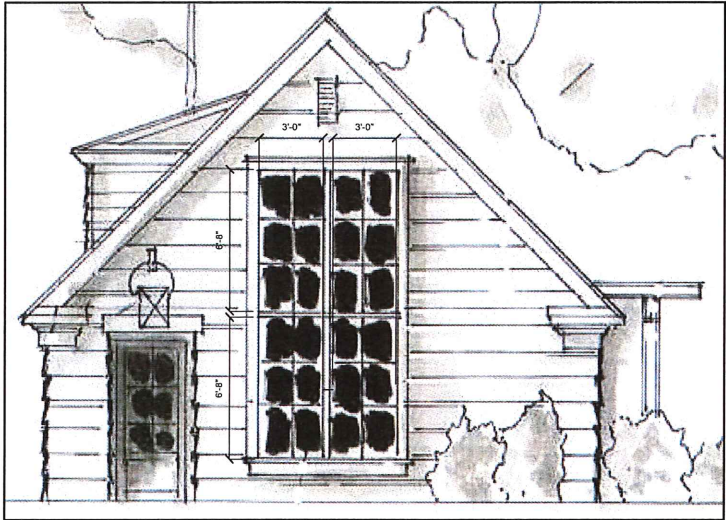
10 Typical Exterior Hanging Light Fixture
A-1.4 1/4" = 1'-0"

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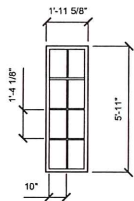
Architectural Details	Revisions:
July 1, 2019	
EJB	
19001	
	A-1.4

The Lanik Residence
930 Berkeley Avenue
Charlotte, North Carolina

Architectural Details



1 New Pool House Stair Hall Window Size and Proportions
A-1.5 1/4" = 1'-0"



2 Existing Sun Room Window Size and Proportions
A-1.5 1/4" = 1'-0"



3 Proposed 6' Tall Wood Privacy Fence Concept
A-1.5 1/4" = 1'-0"



4 Proposed 4' Tall Iron or Aluminum Pool Fence Concept
A-1.5 1/4" = 1'-0"



FOR HDC REVIEW ONLY

Architectural Details	Revisions:
July 1, 2019	
EJB	
19001	
	A-1.5