



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-009

DATE: January 26, 2015

ADDRESS OF PROPERTY: 708 Mt. Vernon Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12309416

OWNER(S): Gregory and Michele Amoroso

DETAILS OF APPROVED PROJECT: The project is a renovation of the existing dwelling including site work. Exterior improvements include the replacement of siding on the front dormers, window replacement, restoration of the right side porch, replacement of the right side stoop, infill of a window on the right side, new hand railings, a new front porch and new garage doors. Site work includes tree removal, replacement of the front sidewalk and stairs, new driveway, new retaining wall on right side, new privacy fence and full landscape plan. See plans for notes.

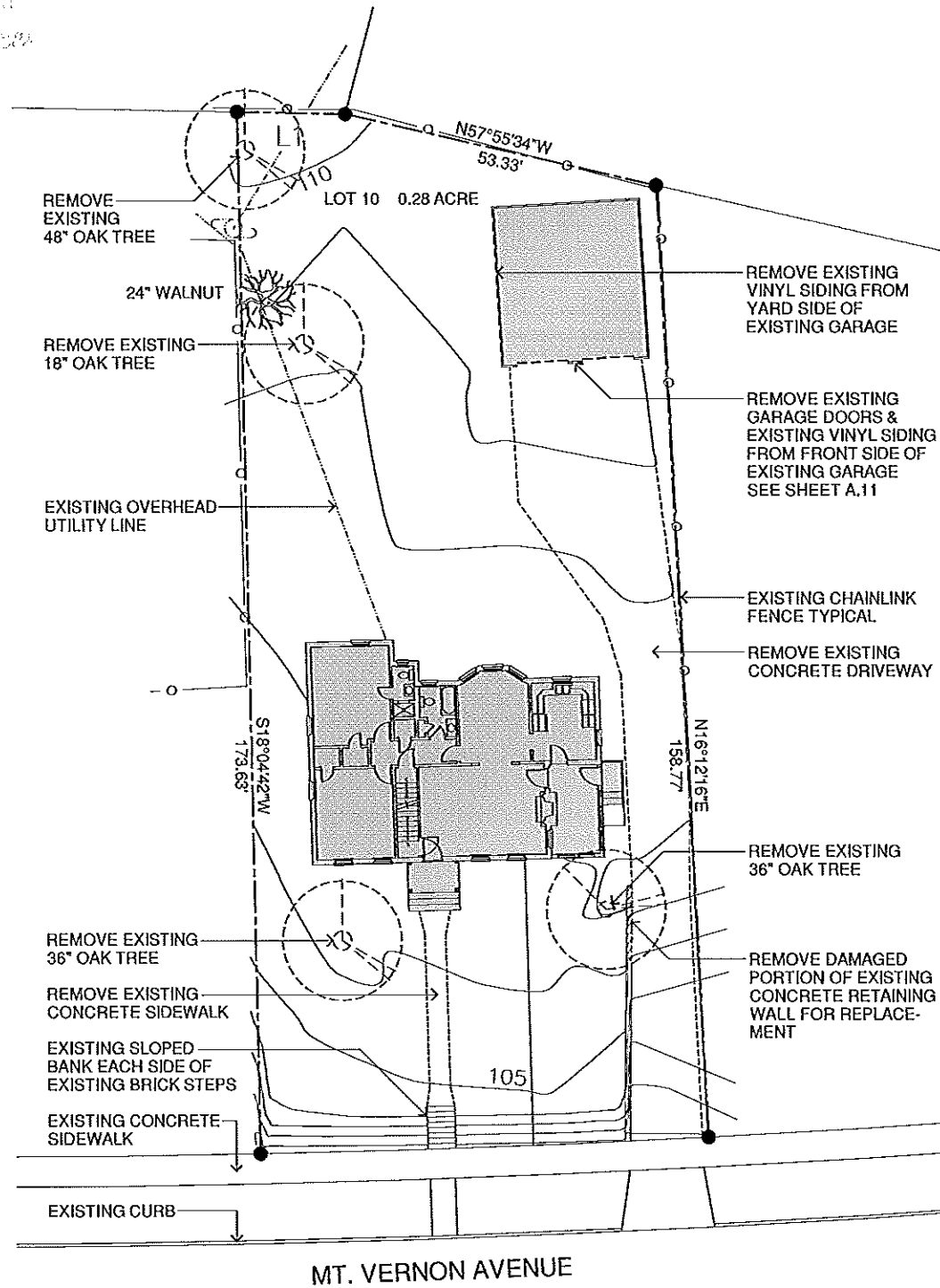
The project, except for a requested 18" front column width, was approved by the HDC January 14, 2015.

- 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.

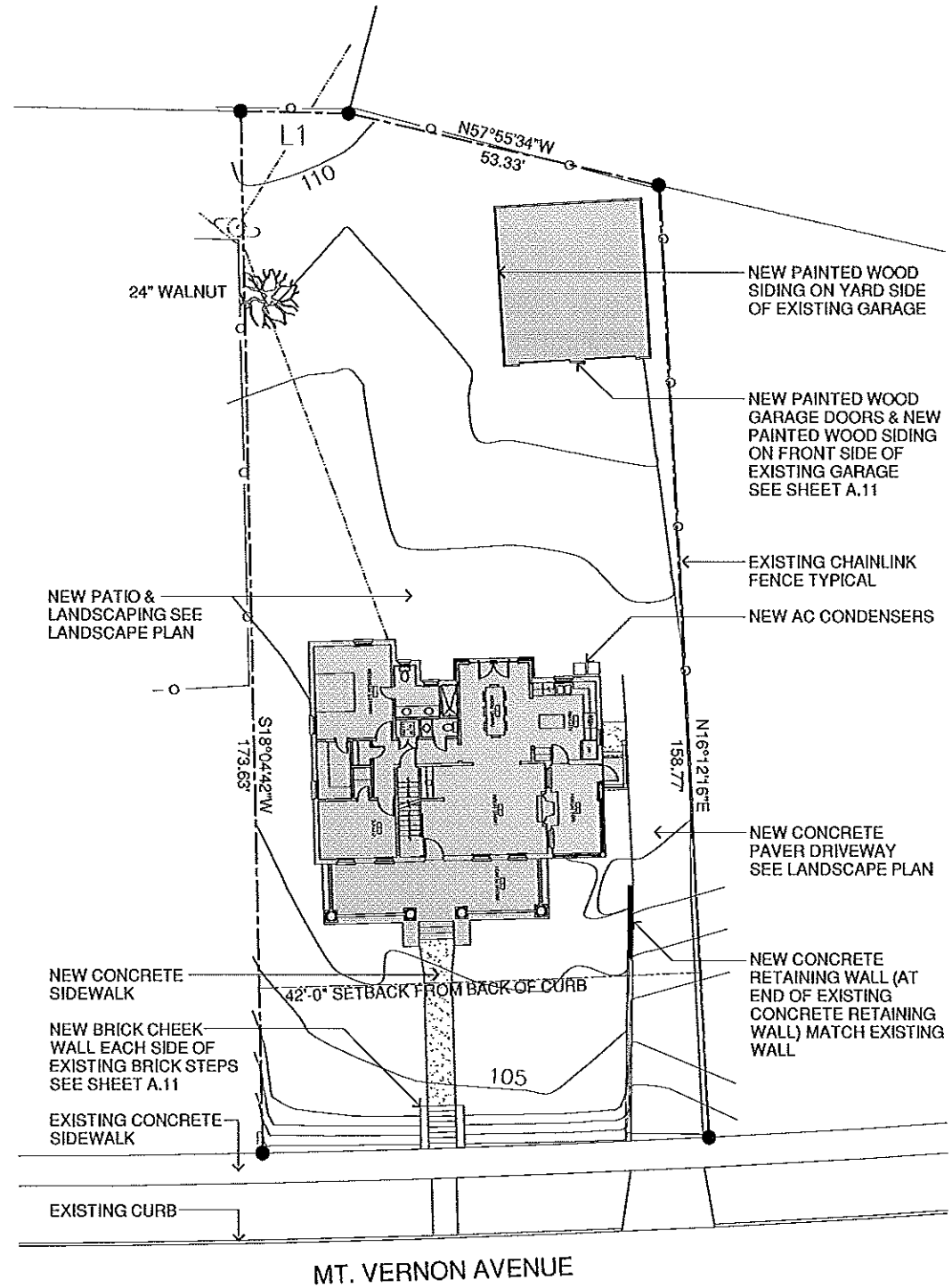
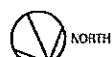
This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

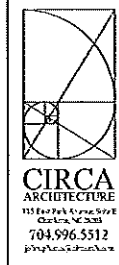
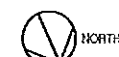
Staff



A EXISTING / DEMO SITE PLAN
SCALE: 3/32" = 1'-0"



B PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203

PROJECT: CA-14-18
ISSUED: 01/05/15
HDC
SUBMITTAL

REVISIONS:

SITE PLAN
EXISTING and
PROPOSED

A.4

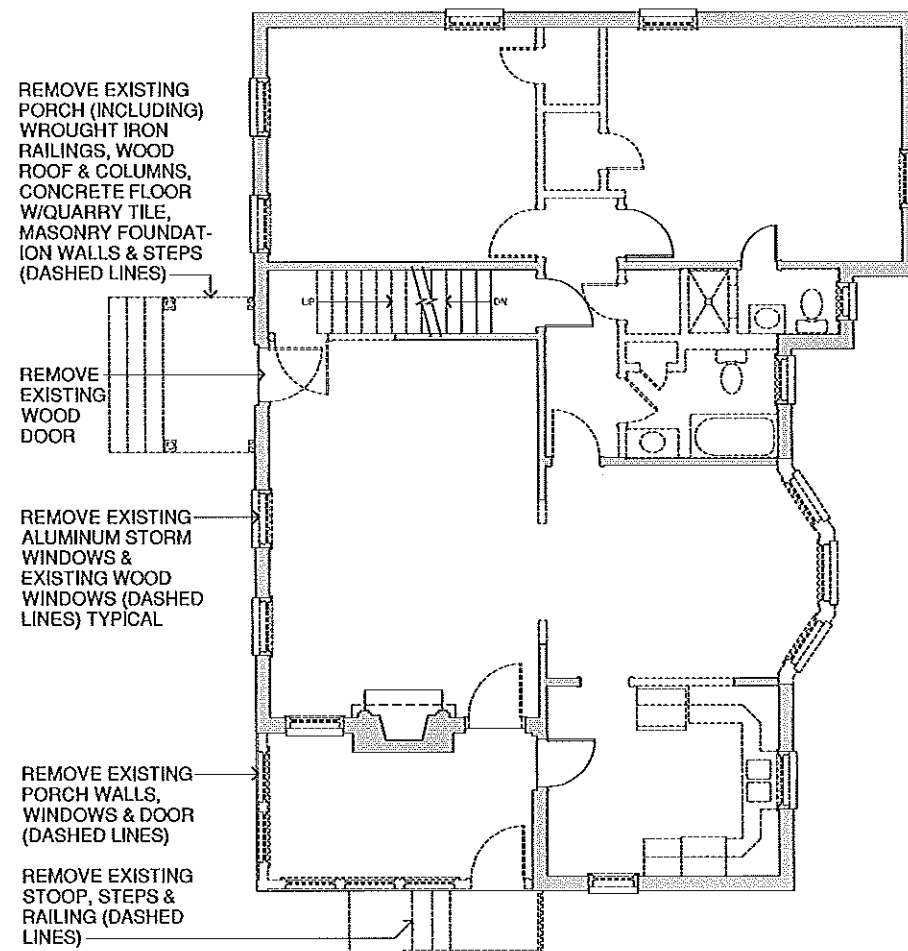
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708 MT VERNON ROAD, CHARLOTTE, NC 28203

PROJECT: CA-14-18
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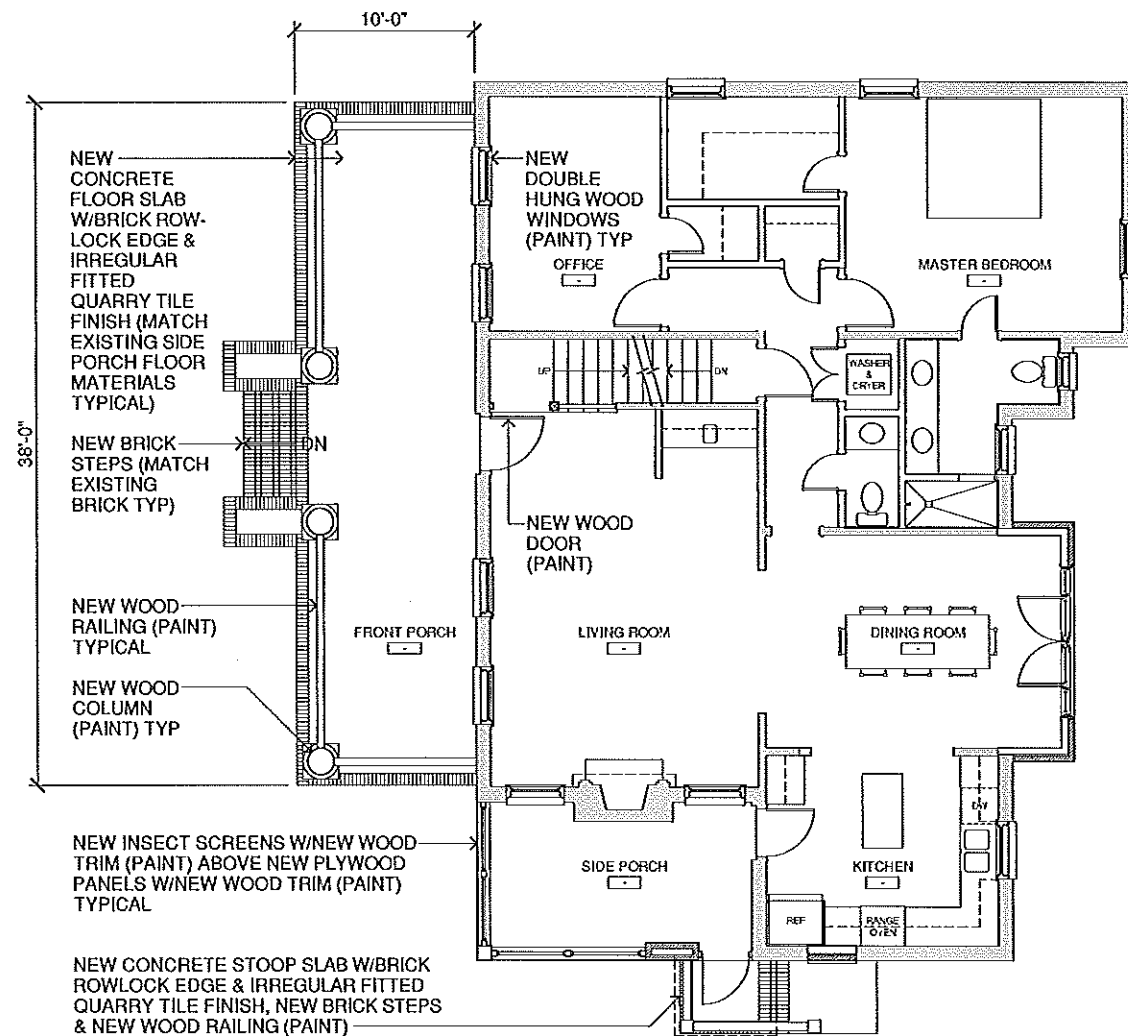
REVISIONS:

FIRST FLOOR
EXISTING / DEMO PLAN
and PROPOSED PLAN

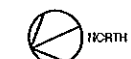
A.5

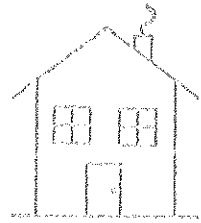


A FIRST FLOOR EXISTING / DEMO PLAN
SCALE: 1/4" = 1'-0"



B FIRST FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



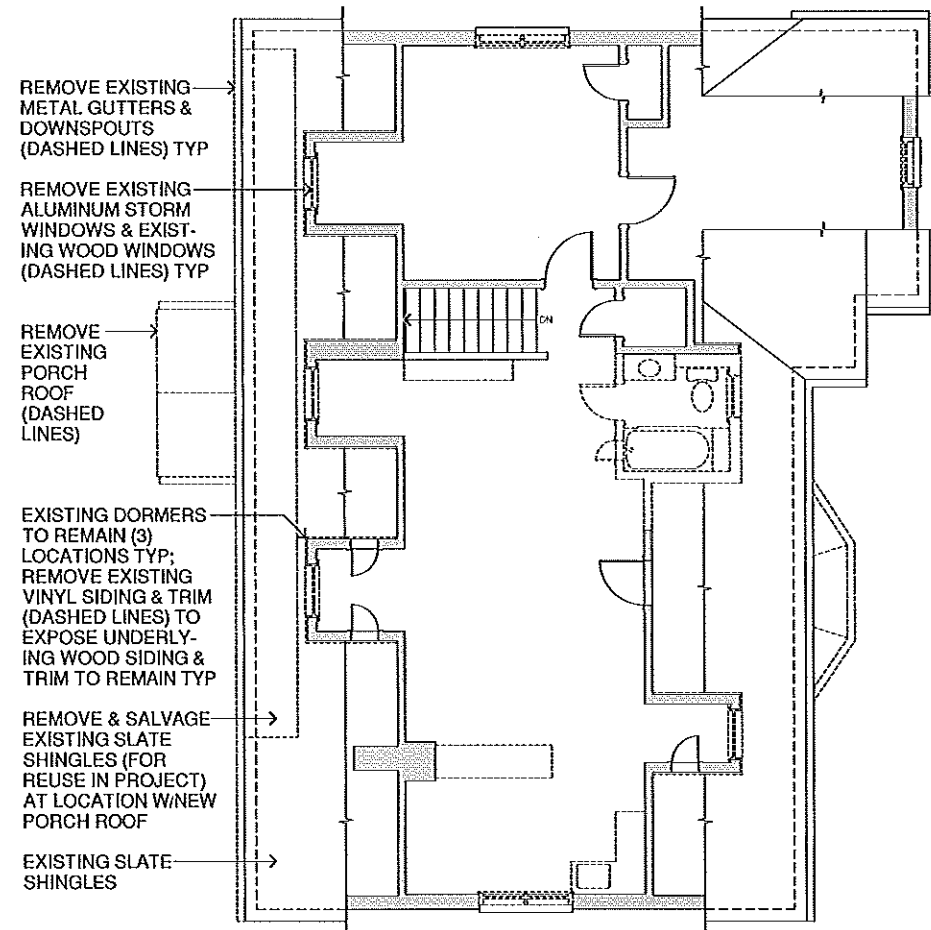


APPROVED

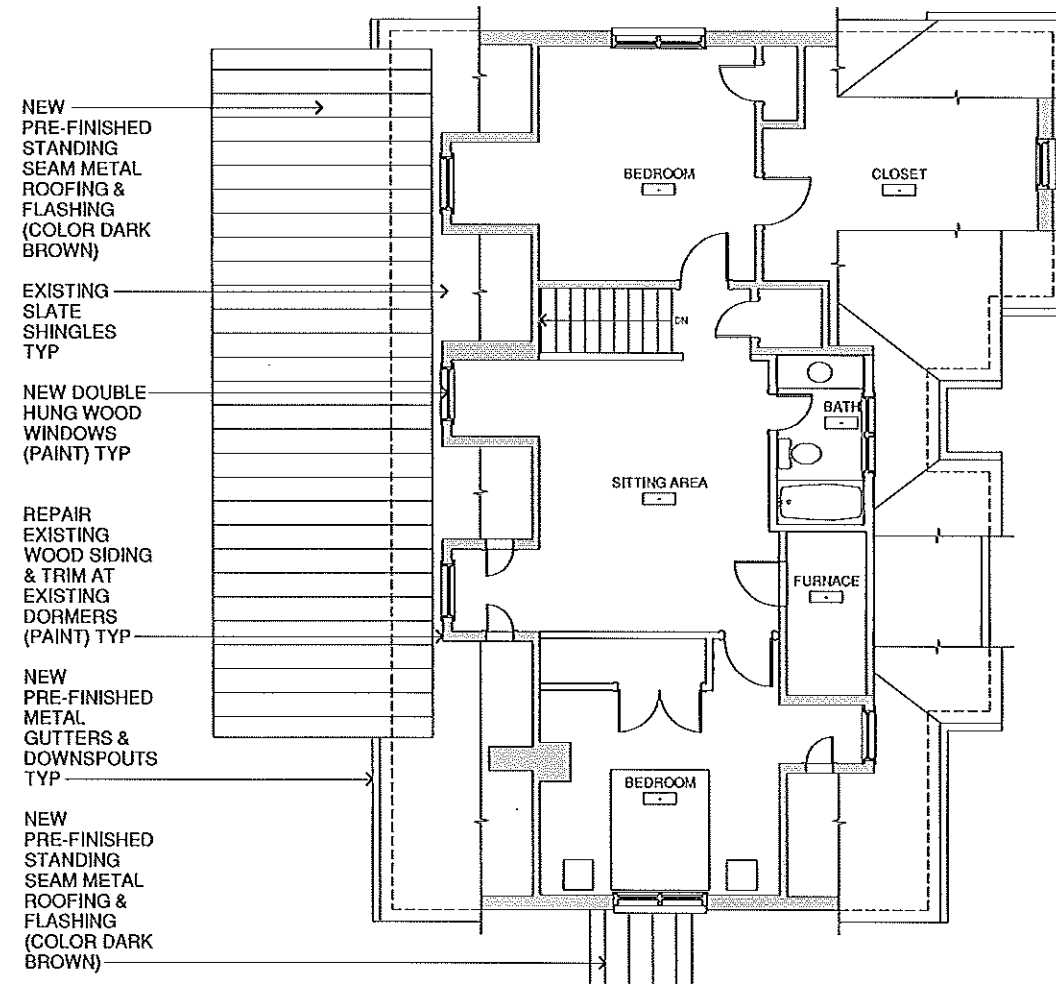
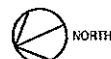
Charlotte
Historic District
Commission

Certificate of Appropriateness

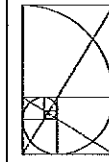
1/1



A SECOND FLOOR EXISTING / DEMO PLAN
SCALE: 1/4" = 1'-0"



B SECOND FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"



CIRCA
ARCHITECTURE
111 East Park Avenue, Suite 100
Charlotte, NC 28203
704.996.5512
circa@circaarch.com

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REVISIONS:

SECOND FLOOR
EXISTING / DEMO PLAN
and PROPOSED PLAN

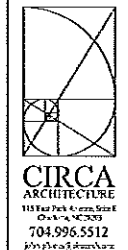
A.6



A EXISTING / DEMO FRONT ELEVATION
SCALE: 1/4" = 1'-0"



B PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203

PROJECT: CA-14-19
ISSUED: 01/05/15
HDC
SUBMITTAL

REVISIONS:

EXISTING / DEMO
and PROPOSED
ELEVATIONS

A.7

REMOVE EXISTING VINYL TRIM TO
EXPOSE UNDERLYING WOOD TRIM
TYPICAL

EXISTING BRICK CHIMNEY

EXISTING SLATE SHINGLES

EXISTING DORMER TO REMAIN;
REMOVE EXISTING VINYL SIDING
& TRIM (DASHED LINES) TO EXPOSE
UNDERLYING WOOD SIDING & TRIM
TO REMAIN TYP

REMOVE EXISTING METAL GUTTERS
& DOWNSPOUTS (DASHED LINES)

REMOVE EXISTING PORCH
(INCLUDING) WROUGHT IRON
RAILINGS, WOOD ROOF & COLUMNS,
CONCRETE FLOOR W/QUARRY TILE,
MASONRY FOUNDATION WALLS &
STEPS (DASHED LINES)

REMOVE EXISTING PORCH WALLS
(INCLUDING) INTERIOR FINISHES,
VINYL SIDING, ALUMINUM STORM
WINDOWS & DOOR, WOOD
WINDOWS, WOOD SHEATHING &
WOOD FRAMING (DASHED LINES)

REMOVE EXISTING DORMER
(DASHED LINES) BEYOND

REMOVE EXISTING DORMER
(DASHED LINES)

EXISTING SLATE SHINGLES TYP

REMOVE EXISTING ALUMINUM
STORM WINDOWS & EXISTING WOOD
WINDOWS (DASHED LINES) BOTH
LEVELS TYPICAL

REMOVE EXISTING BAY WINDOW
PROJECTION (INCLUDING) ROOF,
GUTTER & DOWNSPOUTS, MASONRY
WALLS, STORM WINDOWS & WOOD
WINDOWS

REMOVE EXISTING STOOP
(INCLUDING) WROUGHT IRON
RAILINGS, CONCRETE FLOOR
W/QUARRY TILE, MASONRY
FOUNDATION WALLS & STEPS
(DASHED LINES)

A EXISTING / DEMO SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING WOOD TRIM (PAINT)
TYPICAL

SHADED AREA INDICATES
EXISTING ELEVATION TO REMAIN
WITH MODIFICATIONS NOTED

EXISTING SLATE SHINGLES TYP

REPAIR EXISTING WOOD SIDING
& TRIM AT EXISTING DORMERS
(PAINT) TYPICAL

NEW WOOD TRIM (PAINT) TYP

NEW CEMENT STUCCO (PAINT)

NEW WOOD COLUMN (PAINT) TYP

NEW WOOD RAILING (PAINT) TYP

NEW BRICK FOUNDATION WALL
& STEPS (TO MATCH EXISTING
BRICK) TYPICAL

NEW INSECT SCREENS W/WOOD
TRIM ABOVE NEW PLYWOOD
PANELS W/WOOD TRIM (PAINT)

NEW BRICK INFILL TO MATCH
EXISTING BRICK

NEW DOUBLE HUNG WOOD
WINDOWS (PAINT) TYPICAL

NEW WOOD SIDING & TRIM (PAINT)

NEW OVERHANG W/ PREFINISHED
STANDING SEAM METAL ROOFING
& FLASHING (COLOR DARK BROWN),
EXPOSED WOOD RAFTERS,
BRACKETS & TRIM (PAINT)

INSTALL SALVAGED SLATE
SHINGLES

NEW PRE-FINISHED METAL
GUTTERS & DOWNSPOUTS TYP

NEW BRICK WALLS TO MATCH
EXISTING BRICK WALLS TYP

EXISTING BRICK WALLS TYPICAL

NEW BRICK INFILL AT EXISTING
WINDOW OPENING

NEW WOOD SCREEN DOOR (PAINT)

NEW WOOD RAILING (PAINT) TYP

NEW BRICK LANDING, STEPS &
FOUNDATION WALLS TYPICAL

B PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



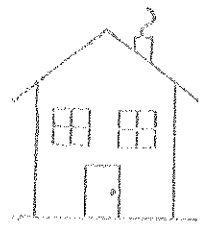
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HDC
SUBMITTAL

REVISIONS:

EXISTING / DEMO
and PROPOSED
ELEVATIONS

A.8



Certificate of Appropriateness

APPROVED

Charlotte
Historic District
Commission

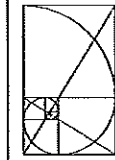
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A EXISTING / DEMO REAR ELEVATION
SCALE: 1/4" = 1'-0"



B PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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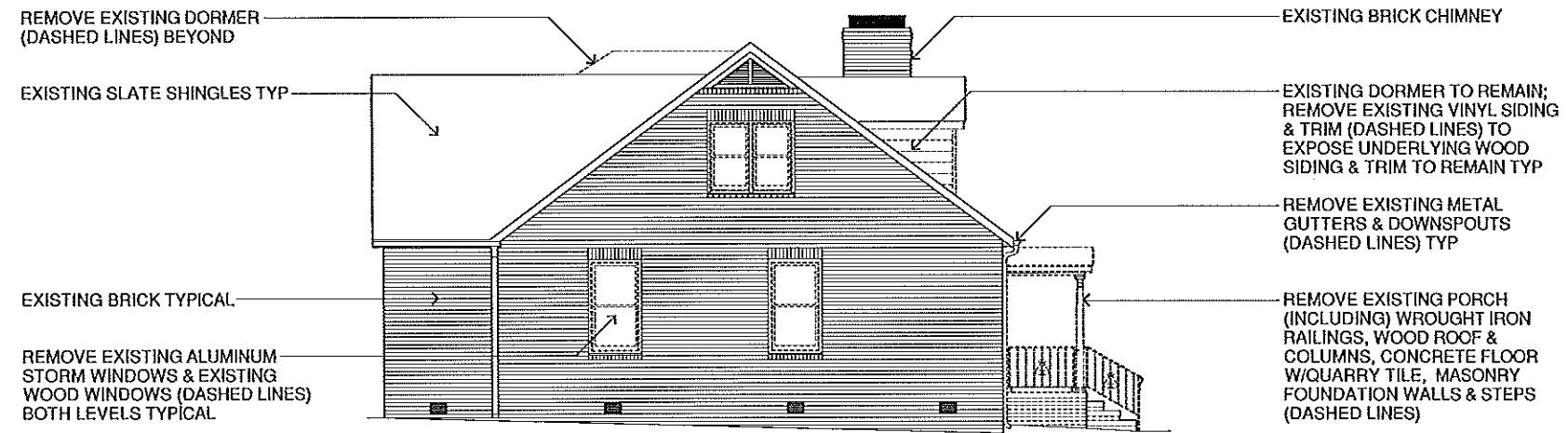
PROPOSED RENOVATIONS TO AMOROSO RESIDENCE
708 MT VERNON ROAD, CHARLOTTE, NC 28203

PROJECT: CA-14-16
ISSUED: 01/05/15
HDC
SUBMITTAL

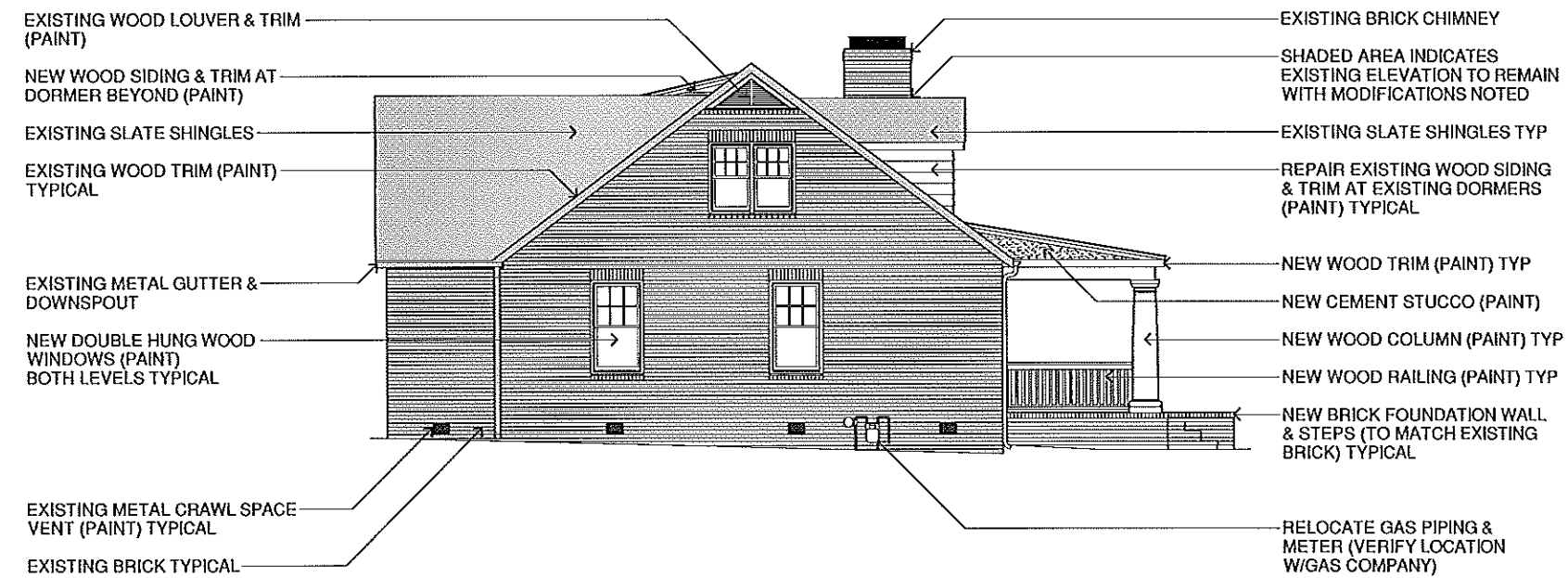
REVISIONS:

EXISTING / DEMO
and PROPOSED
ELEVATIONS

A.9



A
 EXISTING / DEMO SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



B
 PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



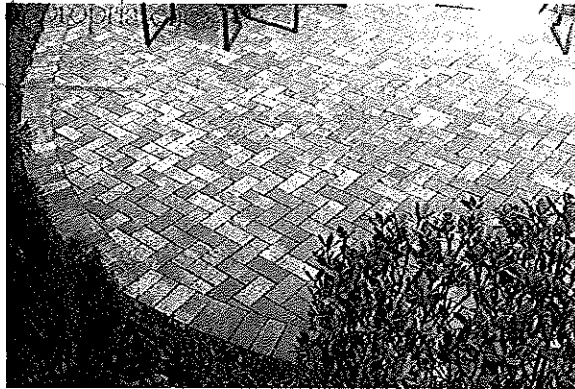
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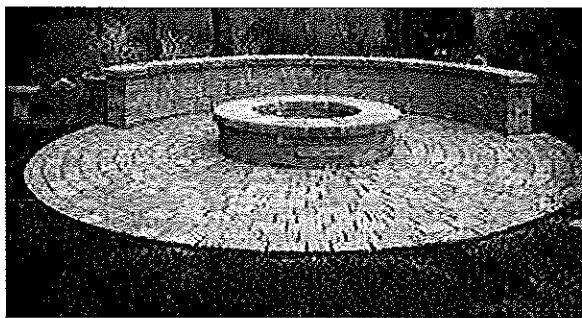
REVISIONS:

EXISTING / DEMO
 and PROPOSED
 ELEVATIONS

A.10



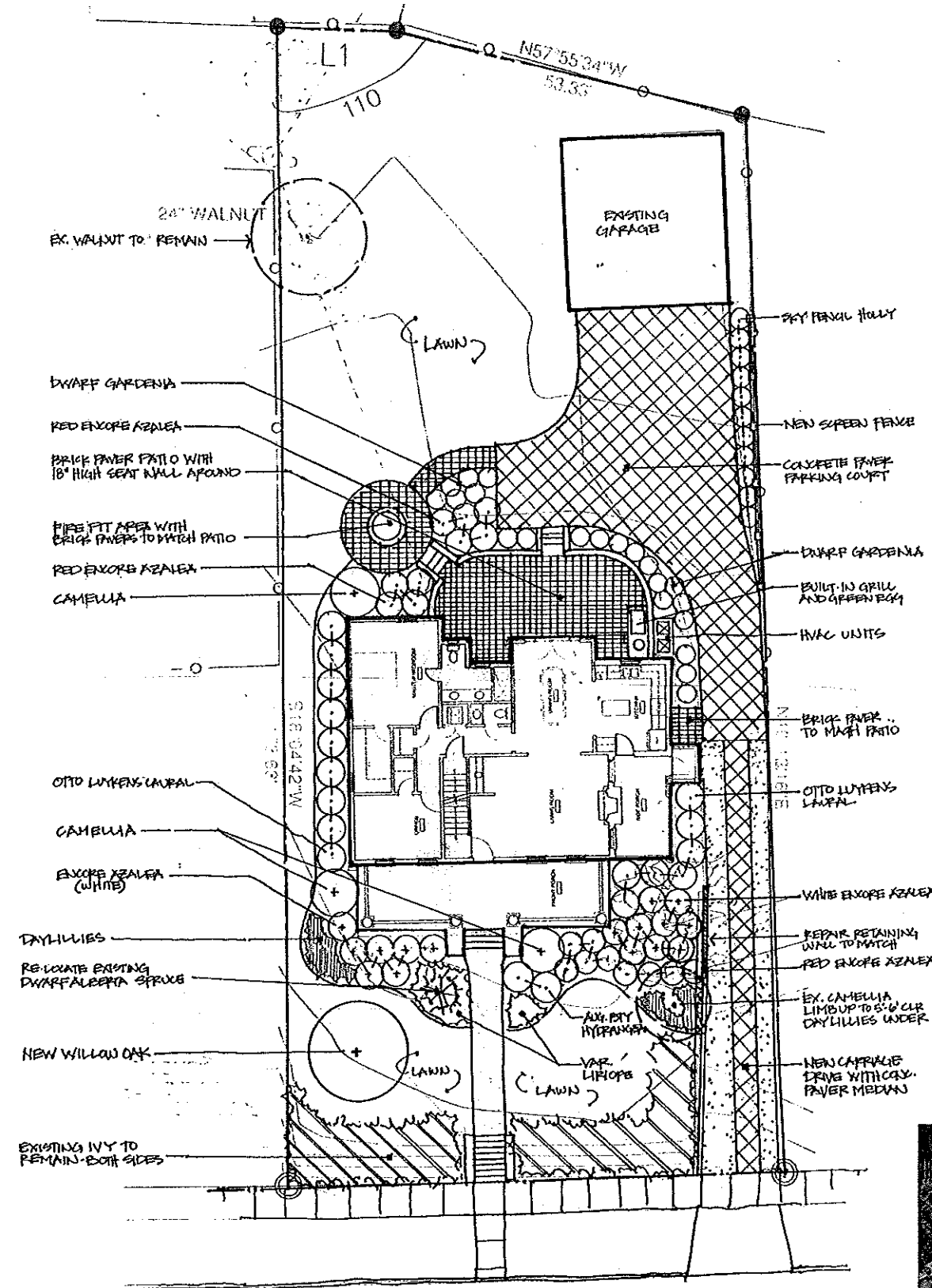
BRICK PAVERS



FIRE PIT

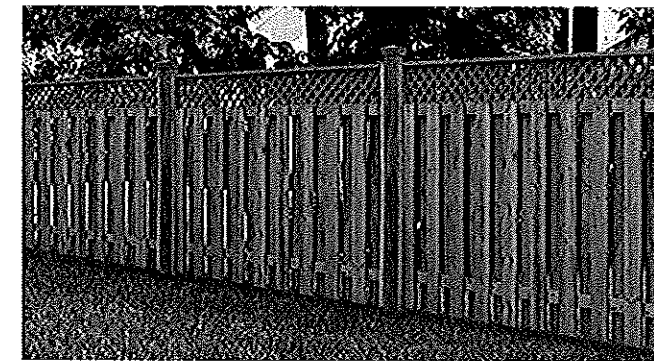


BRICK PATIO AND SEAT WALL



MT. VERNON AVENUE

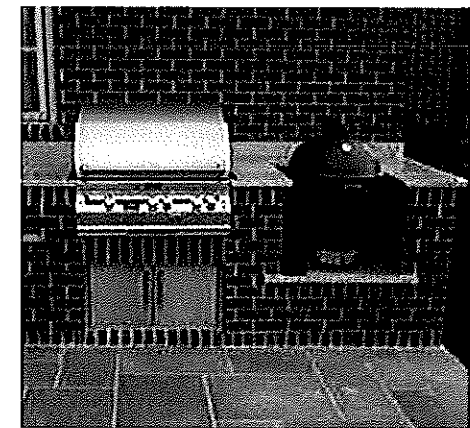
SITE PLAN
SCALE: 1" = 10'-0"



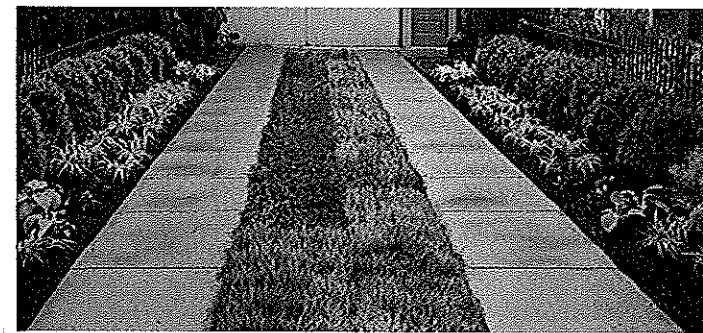
6' PRIVACY FENCE



PAVERS PARKING COURT



GREEN EGG WITH GRILL



CONCRETE CARRIAGE DRIVE WITH
CONCRETE PAVES MEDIAN