



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: 2015-137 - AMENDED **DATE:** 22 October 2015

ADDRESS OF PROPERTY: 1507 Southwood Avenue

HISTORIC DISTRICT: Wilmore **TAX PARCEL NUMBER:** 11908803

OWNER(S): Brian Ronca

DETAILS OF APPROVED PROJECT: The project is a full demolition of the existing single family dwelling and construction of a new single family dwelling. Details of the new project include a brick exterior with cedar shake siding on the dormers and side gables, full width front porch with brick piers and wood columns, and wood windows and hand rails. The front setback is approximately 34'-6" measured from back of sidewalk. The height is +/-24' measured from grade to ridge. Mechanical units will be located in the rear yard. The garage and fence will be reviewed on a separate application. The revised plans include a change to window and rear entry door sizes to meet fire egress requirements. See revised plan sheets A2, A3, and A4. Siding on the rear dormer may be cedar shake or wood lap. The revised plans for the rear elevation as shown on A5 include changing from three to four brick columns and removing the brick soldier course and adding wood boxing instead.

The demolition and new construction plans were approved by the HDC on July 8, 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.

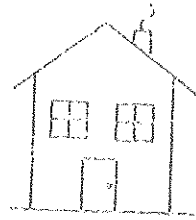


Chairman
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT



Staff

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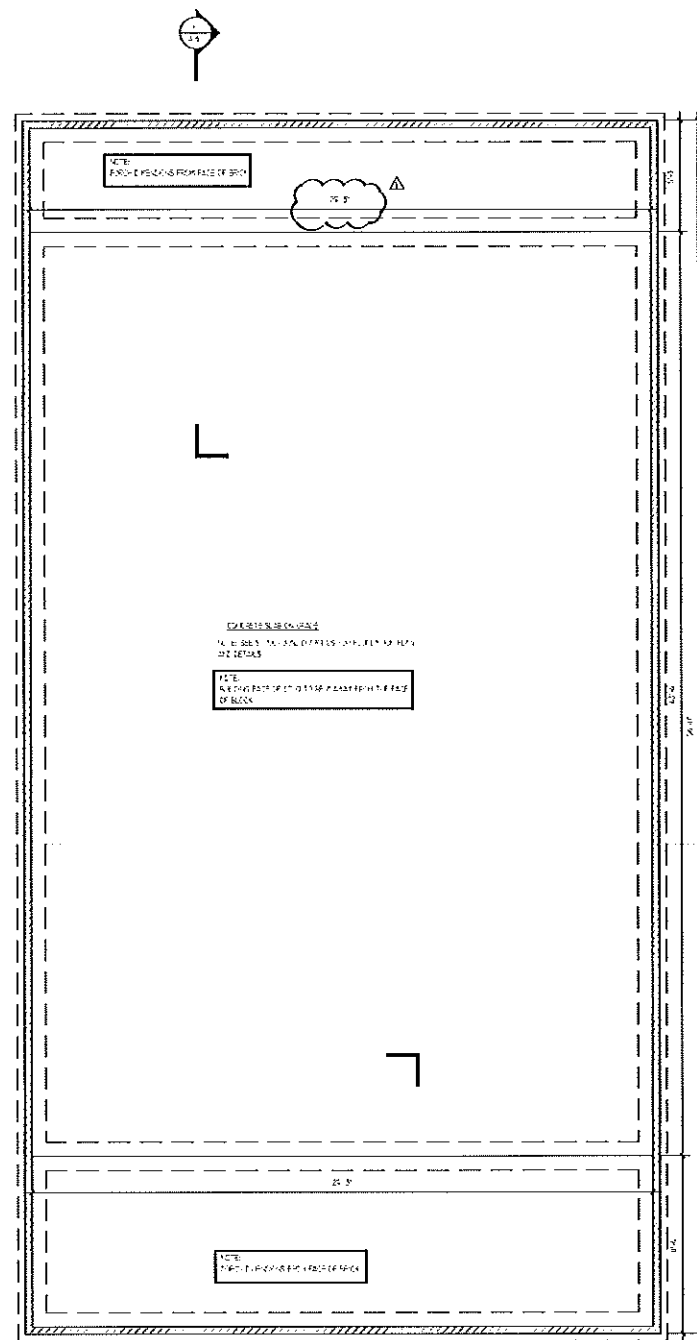


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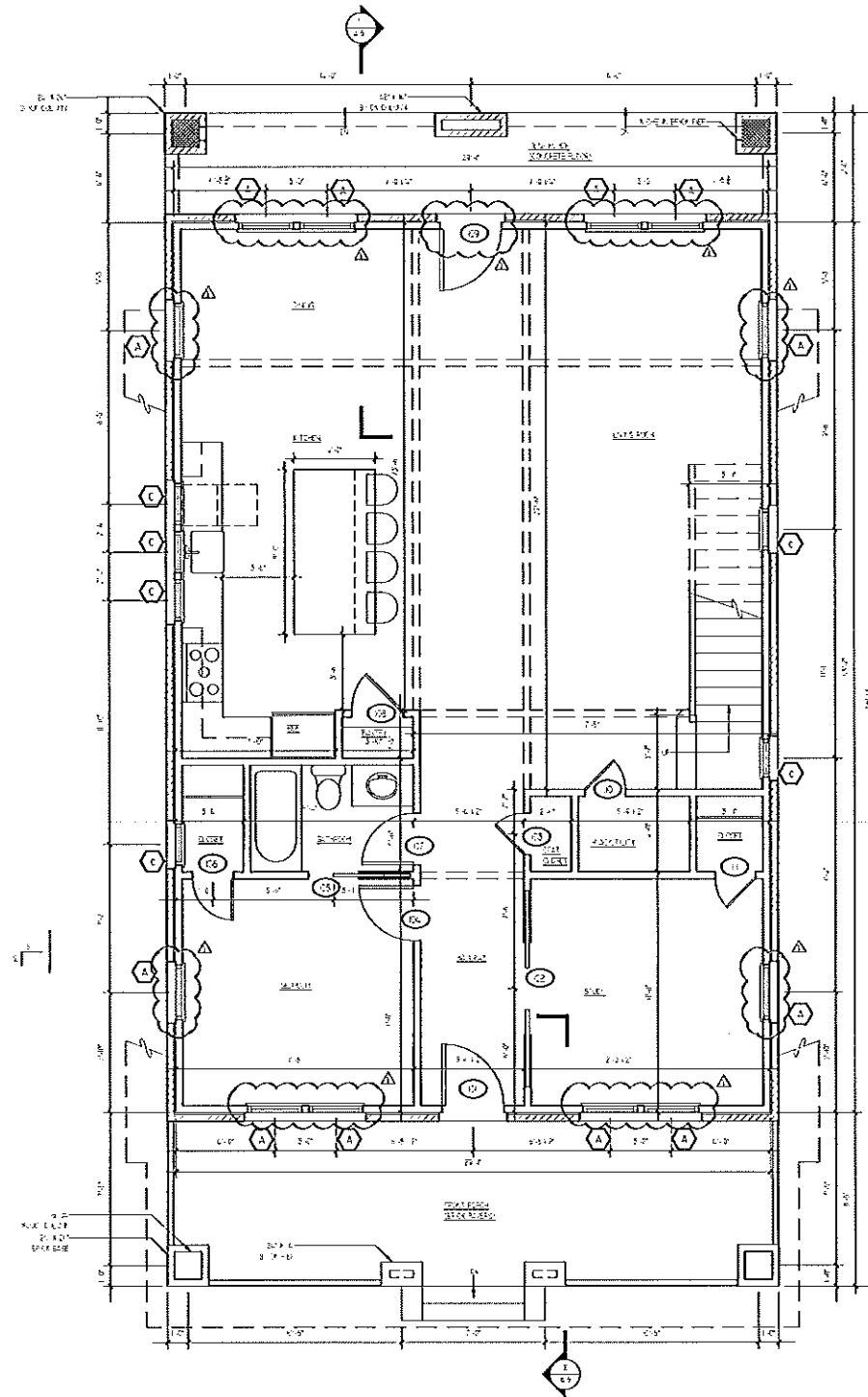
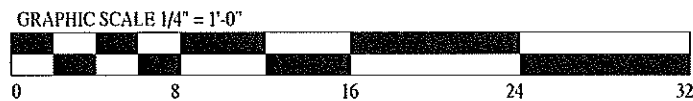
Charlotte
Historic District
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Certificate of Appropriateness

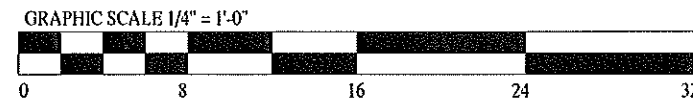
#2015-137



② PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



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



NO.	SIZE	LOCATION	TYPE
1	2'-0" x 2'-0"	FIRST FLOOR	DOOR
2	2'-0" x 2'-0"	FIRST FLOOR	DOOR
3	2'-0" x 2'-0"	FIRST FLOOR	DOOR
4	2'-0" x 2'-0"	FIRST FLOOR	DOOR

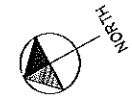
NOTE: ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD

NOTE: WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12 - FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR AREAS WHERE FLASHING IS PROVIDED

NO.	SIZE	LOCATION	TYPE
1	2'-0" x 2'-0"	FIRST FLOOR	DOOR
2	2'-0" x 2'-0"	FIRST FLOOR	DOOR
3	2'-0" x 2'-0"	FIRST FLOOR	DOOR
4	2'-0" x 2'-0"	FIRST FLOOR	DOOR
5	2'-0" x 2'-0"	FIRST FLOOR	DOOR
6	2'-0" x 2'-0"	FIRST FLOOR	DOOR
7	2'-0" x 2'-0"	FIRST FLOOR	DOOR
8	2'-0" x 2'-0"	FIRST FLOOR	DOOR
9	2'-0" x 2'-0"	FIRST FLOOR	DOOR
10	2'-0" x 2'-0"	FIRST FLOOR	DOOR
11	2'-0" x 2'-0"	FIRST FLOOR	DOOR
12	2'-0" x 2'-0"	FIRST FLOOR	DOOR

- NOTE:
1. ALL FOUNDATION DIMENSIONS ARE TO FACE OF BLOCK.
 2. FACE OF STUD TO ALIGN WITH FACE OF BLOCK U.N.O
 3. BEAD BOARD FINISH ON PORCH CEILING.
 4. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 5. WATER PROOF MEMBRANE TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12 - FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR AREAS WHERE FLASHING IS PROVIDED

NOTE:
FLOOR
WALL
DOOR



AB
Architecture

ALB Architecture
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LILLY L. BROOKS
ARCHITECT
LICENSED
6683
NORTH CAROLINA
CHARLOTTE, N. C.

29 JUN 2015

Designed Exclusively for the:

RONCA RESIDENCE

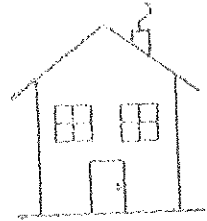
1507 Southwood Avenue, Charlotte, NC 28203

PROJ. NO. - 1509
ISSUED - 29 JUN 2015
REVISED - 12 AUG 2015

PROPOSED PLANS

A-2

OF EIGHT

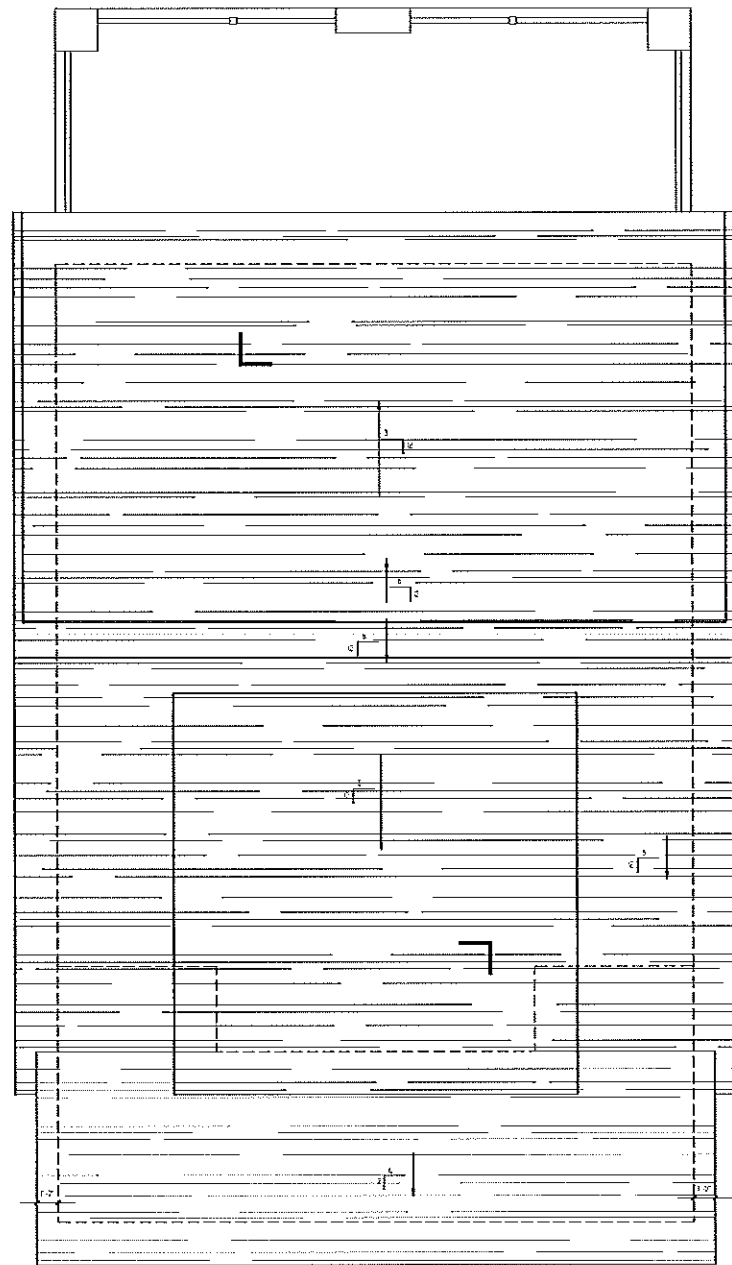


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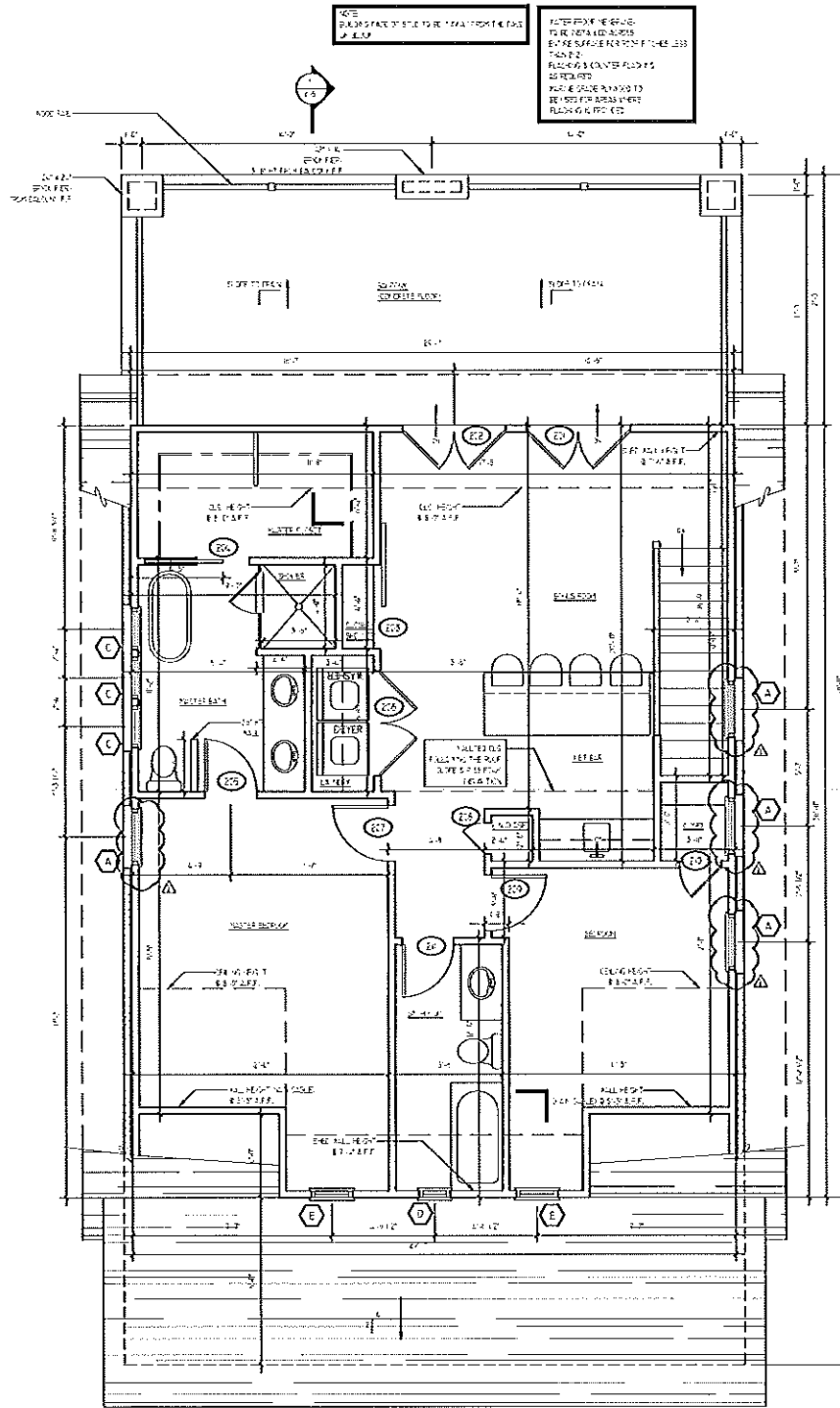
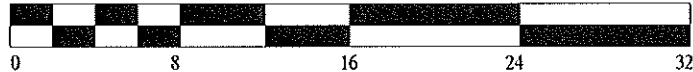
Certificate of Appropriateness

2015-137



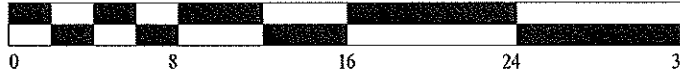
② PROPOSED ROOF PLAN
1/4" = 1'-0"

GRAPHIC SCALE 1/4" = 1'-0"



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

GRAPHIC SCALE 1/4" = 1'-0"



- NOTE:
1. ALL FOUNDATION DIMENSIONS ARE TO FACE OF BLOCK.
 2. FACE OF STUD TO ALIGN WITH FACE OF BLOCK U.N.O
 3. BEAD BOARD FINISH ON PORCH CEILING.
 4. ALL PITCHES LESS THAN 4:12 TO HAVE DOUBLE FELT & SNOW AND ICE GUARD.
 5. WATER PROOF MEMBRANE- TO BE INSTALLED ACROSS ENTIRE SURFACE FOR ROOF PITCHES LESS THAN 2:12- FLASHING & COUNTER FLASHING AS REQUIRED. MARINE GRADE PLYWOOD TO BE USED FOR AREAS WHERE FLASHING IS PROVIDED

NO.	USE	CEILING HEIGHT	FLOOR TYPE
1	1st FLOOR	8'-0"	CONCRETE
2	2nd FLOOR	8'-0"	CONCRETE
3	3rd FLOOR	8'-0"	CONCRETE
4	4th FLOOR	8'-0"	CONCRETE

NOTE: REFER TO SHEET 15 FOR DETAILS OF ROOF FLASHING AND WATER PROOFING. REFER TO SHEET 16 FOR DETAILS OF ROOF FLASHING AND WATER PROOFING. REFER TO SHEET 17 FOR DETAILS OF ROOF FLASHING AND WATER PROOFING. REFER TO SHEET 18 FOR DETAILS OF ROOF FLASHING AND WATER PROOFING.

NO.	CHG.	LOCATION
1	12'-0" x 8'-0"	STAIRWAY TO 2ND FLOOR
2	12'-0" x 8'-0"	STAIRWAY TO 3RD FLOOR
3	12'-0" x 8'-0"	STAIRWAY TO 4TH FLOOR
4	12'-0" x 8'-0"	HALLWAY
5	12'-0" x 8'-0"	HALLWAY
6	12'-0" x 8'-0"	HALLWAY
7	12'-0" x 8'-0"	HALLWAY
8	12'-0" x 8'-0"	HALLWAY
9	12'-0" x 8'-0"	HALLWAY
10	12'-0" x 8'-0"	HALLWAY
11	12'-0" x 8'-0"	HALLWAY

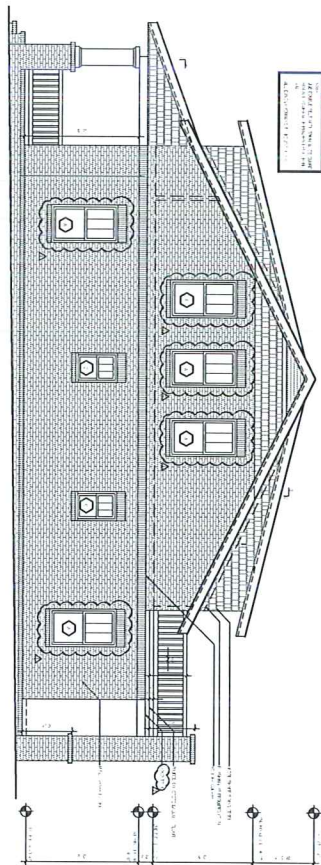
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 ARCHITECT
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 CHARLOTTE, N. C.
 29 JUN 2015

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 1507 Southwood Avenue, Charlotte, NC 28203

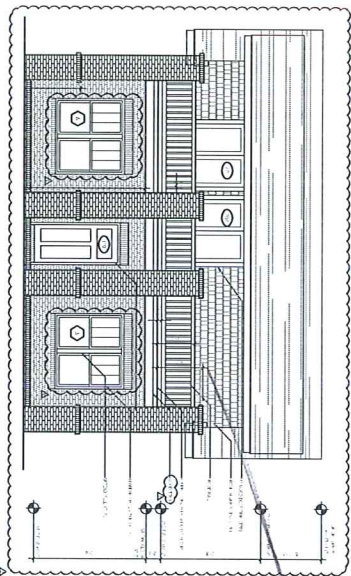
PROJ. NO.: 1509
 ISSUED: 29 JUN 2015
 REVISIONS: 12 AUG 2015

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② PROPOSED RIGHT ELEVATION
 1/4" = 1'-0"

NO.	DESCRIPTION	DATE	BY
1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		



① PROPOSED REAR ELEVATION
 1/4" = 1'-0"

- NOTE: ALL PENETRATION DIMENSIONS ARE TO FACE OF BLOCK.
1. FACE OF STUD TO ALIGN WITH FACE OF BLOCK.
 2. BRICK COURSE LESS THAN 4 1/2" TO HAVE DOUBLE FEEL & SNOW AND ICE GARD.
 3. BRICK COURSE LESS THAN 4 1/2" TO HAVE DOUBLE FEEL & SNOW AND ICE GARD.
 4. BRICK COURSE LESS THAN 4 1/2" TO HAVE DOUBLE FEEL & SNOW AND ICE GARD.
 5. BRICK COURSE LESS THAN 4 1/2" TO HAVE DOUBLE FEEL & SNOW AND ICE GARD.

Wood lap or Shate

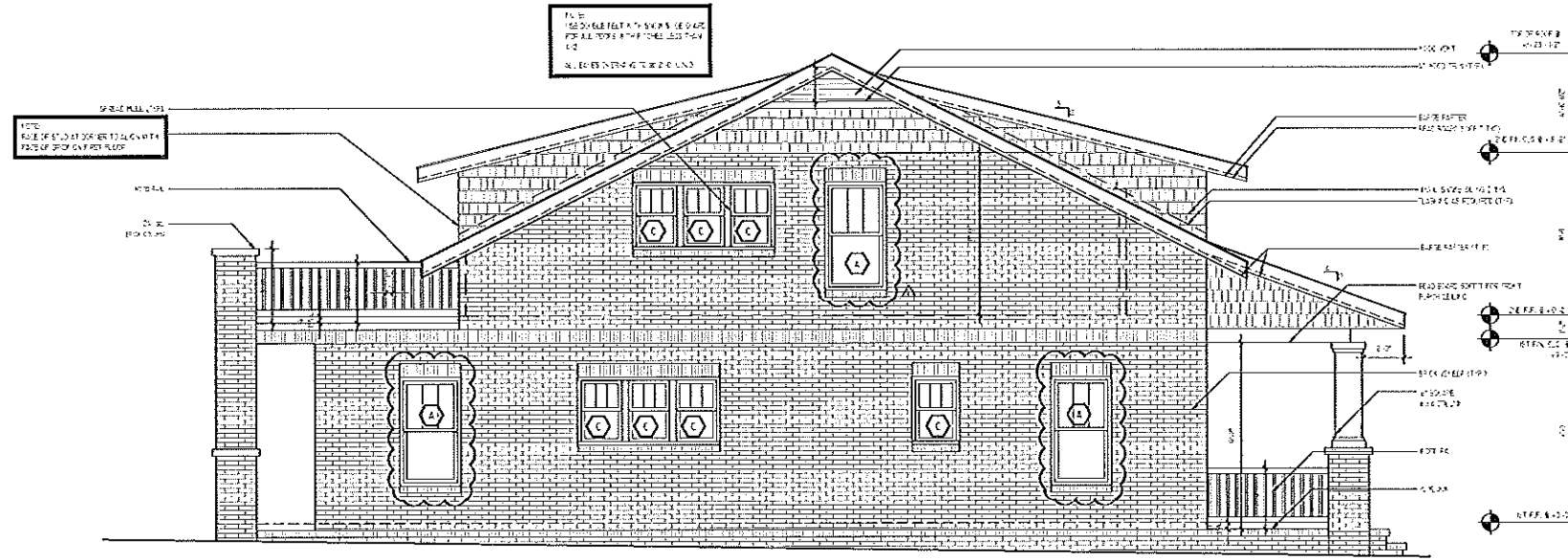
A-5
 OF 12 SHEET

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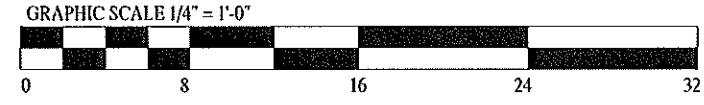
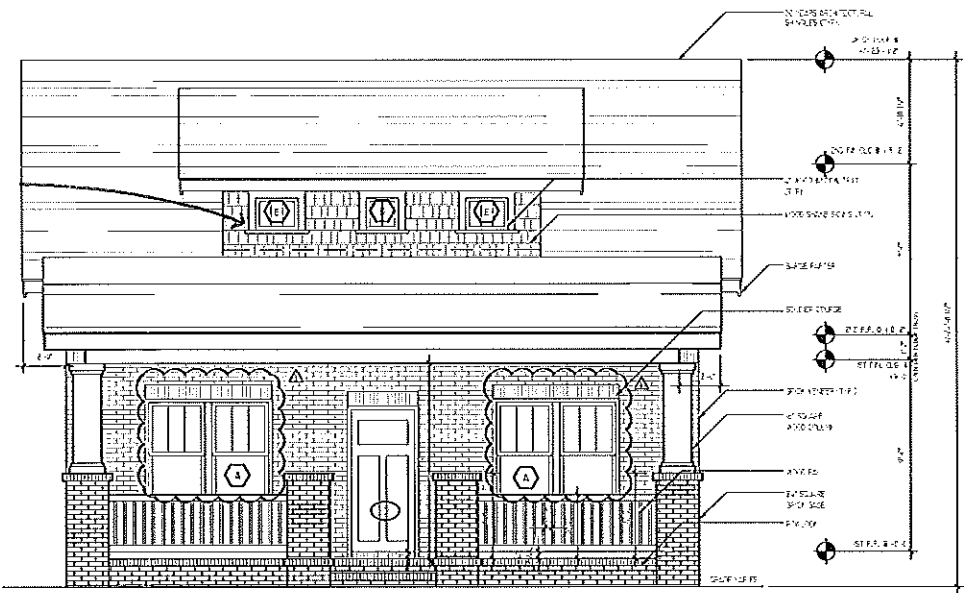


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 WWW.ABARCHITECTS.COM

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 Commission
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 # 2015.137



② PROPOSED LEFT ELEVATION
 1/4" = 1'-0"



① PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
A	06/23/15	FIRST FLOOR FLOOR PLAN	ALB
B	06/23/15	SECOND FLOOR FLOOR PLAN	ALB
C	06/23/15	SECTION A-A	ALB
D	06/23/15	SECTION B-B	ALB

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 29 JUN 2015

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PROJ. NO.: 1509
 DATE: 29 JUN 2015
 SHEET: A-4 OF 8

PROPOSED ELEVATIONS
A-4
 OF: EIGHT