



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-250

DATE: February 9, 2016

ADDRESS OF PROPERTY: 700 South Summit Avenue

TAX PARCEL NUMBER: 12109360

HISTORIC DISTRICT: Wesley Heights

OWNER(S): Jonathan Romero

DETAILS OF APPROVED PROJECT: The project is the construction of a two story single family house. The proposed front setback is 30 feet from the building as noted in the deed and the height is approximately 27'. Materials include brick, 'Hardie Artisan' siding with wood trim and cedar siding. Windows are wood Simulated True Divided Light (STDL). Other features include eave brackets, exposed rafter tails, wood hand rails and covered rear patio with a metal roof.

The project was approved by the January 13, 2016.

- 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



Romero Residence

Charlotte, NC

JOSH ALLISON
ARCHITECTURE

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2031 Euclid Avenue
Charlotte NC 28203

704 996 4949
www.joshallisonarchitecture.com

Project Status

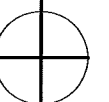
HDC Submittal (Continuation) 01.04.16

Project Data

Owner:
Jonathan and Carla Romero
Site Address:
700 South Summit Street
Charlotte, NC 28208

Drawings

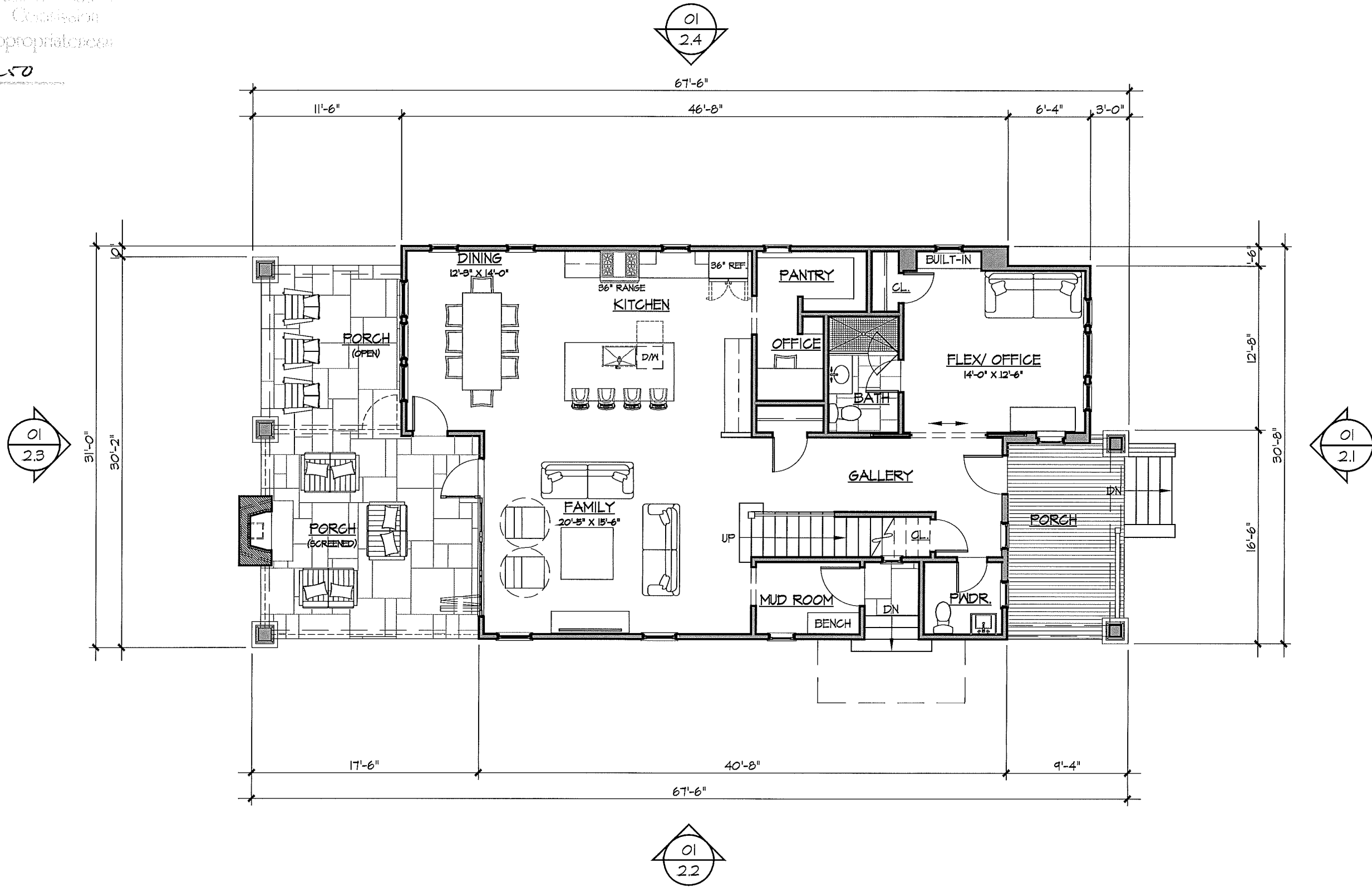
	Survey
EX-1	Adjacent Structures (Same Side of Street)
EX-2	Adjacent Structures (Opposite Side of Street)
A1.0	Site Plan
A1.0.1	Proposed Streetscape Images
A1.1	First Floor Plan
A1.2	Roof Plan
A2.1	Front Elevation
A2.2	Left Side Elevation
A2.3	Rear Elevation
A2.4	Right Side Elevation
A2.5	Perspective
A2.6	Perspective
A2.7	Perspective
A2.8	Perspective
A2.9	Details
A2.10	Details
A2.11	Details





Charlotte, NC

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Date: 01.04.16

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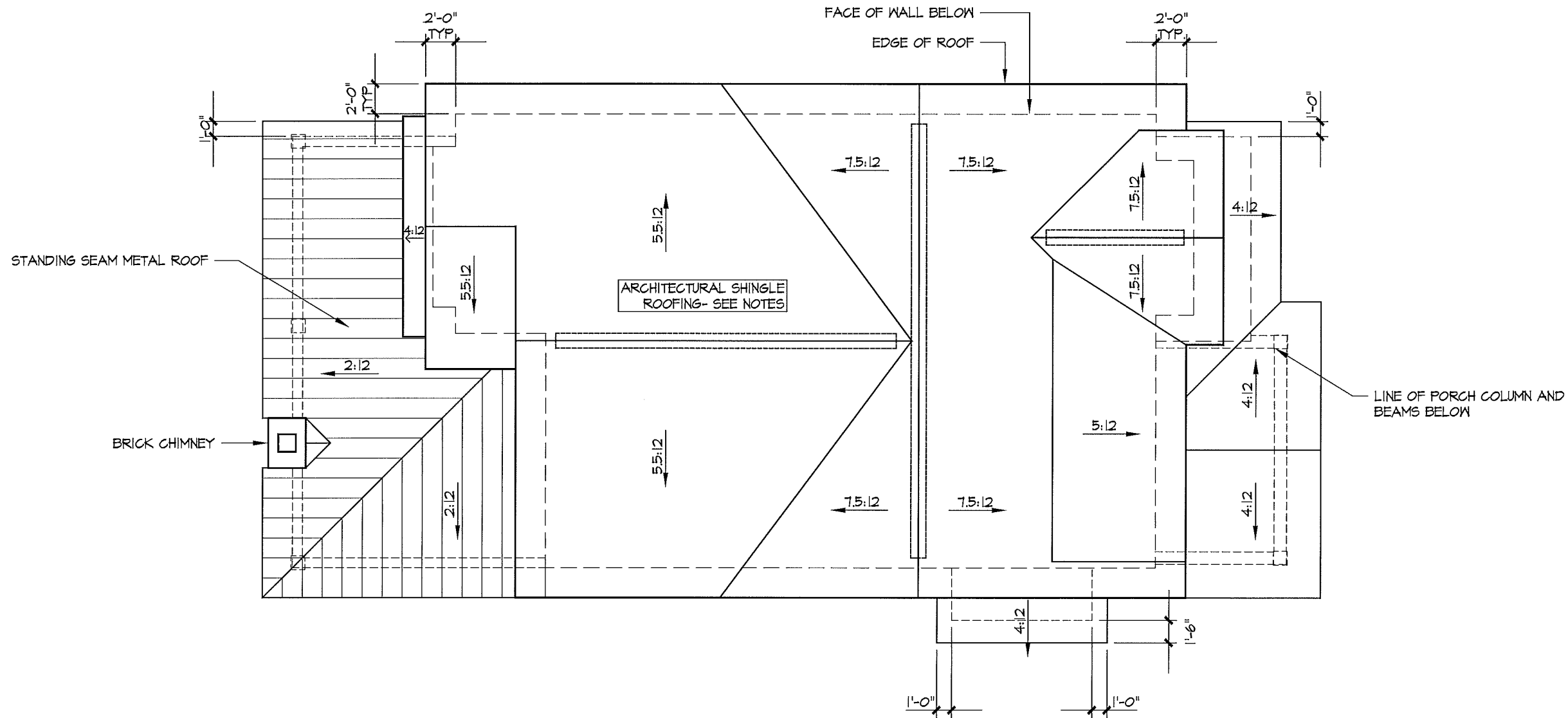
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First Floor Plan (1,383 Heated sf)

1/8" = 1'-0"



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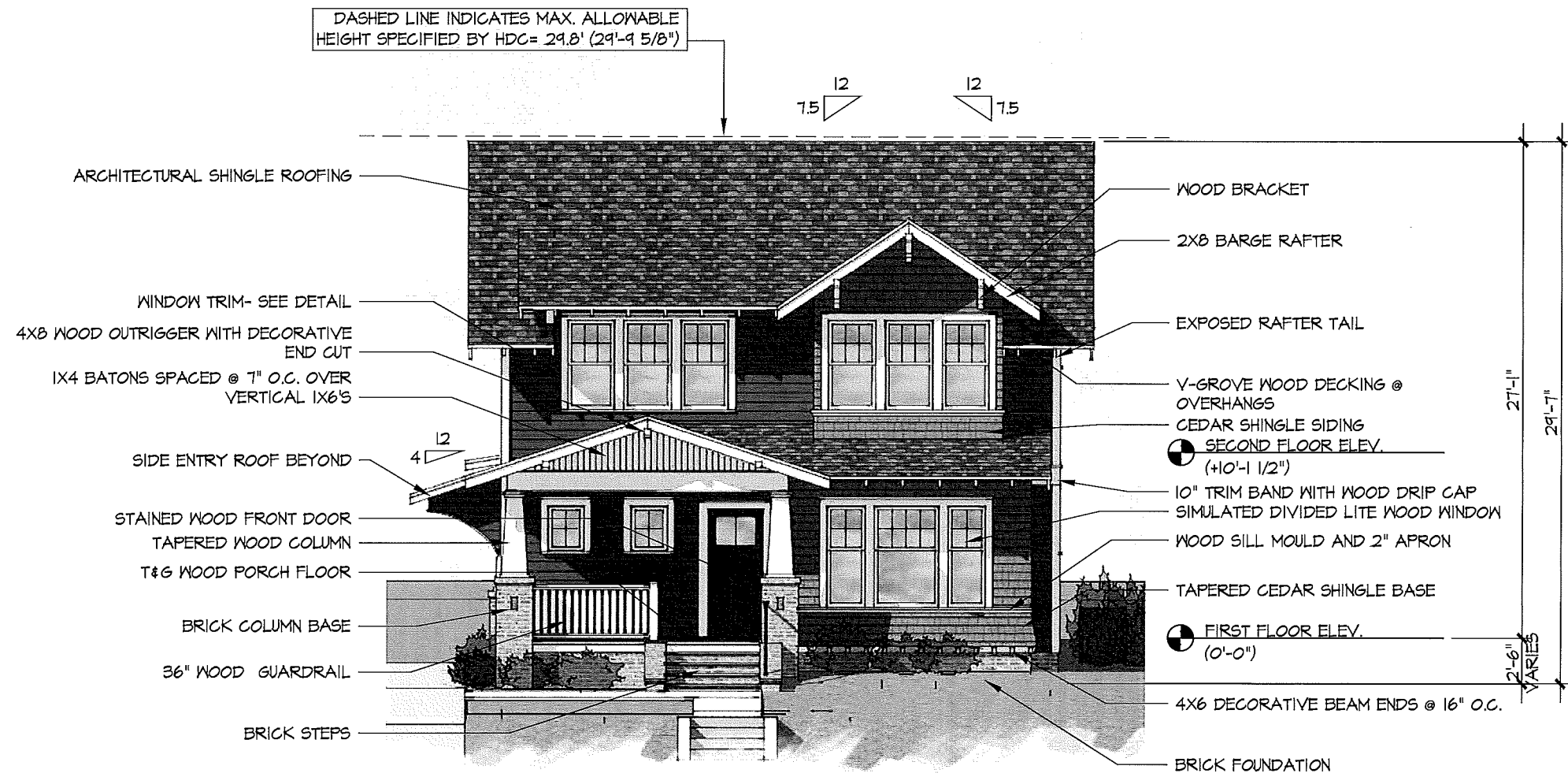
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Roof Plan

1/8" = 1'-0"



- ### Typical Exterior Material Notes
- #### MASONRY
- BRICK FOUNDATION, COLUMNS AND CHIMNEY: MODULAR BRICK VENEER- COLOR TO BE SELECTED BY OWNER AND ARCHITECT.
 - REAR PORCH FLOOR: BLUE STONE SET IN ASHLAR PATTERN. OVER SLAB ON GRADE
- #### EXTERIOR SIDING, TRIM, ETC
- LAP SIDING: 5/8" THICK FIBER CEMENT (HARDI ARTISAN), 6" EXPOSURE, INSTALL PER MFR. RECOMMENDATIONS
 - CEDAR SHINGLE SIDING: 5" EXPOSURE CEDAR SHINGLE, PAINTED OR STAINED
 - CORNER BOARDS: WOOD 2 X 5, S4S, NO.1 OR BETTER SYP, CYPRESS OR CEDAR W/ QUARTER ROUND, PAINTED
 - WINDOW TRIM: WOOD 2 X 5, S4S, NO.1 OR BETTER SYP, CYPRESS OR CEDAR W/ QUARTER ROUND, PAINTED W/ WOOD DRIP CAP AND QUARTER ROUND- SEE DETAIL
 - FASCIA, SHINGLE MOULD, FRIEZE AND SOFFIT: PAINTED WOOD- SEE DETAIL
 - FRONT PORCH FLOOR: 4" WOOD T&G, PAINTED- SLOPE TO FRONT EDGE
 - ALL WOOD EXTERIOR SIDING AND TRIM TO BE PRE-PRIMED
- #### WINDOWS AND DOORS
- WINDOWS AND DOORS: JELD WEN SITELINE-EX WOOD WINDOWS OR EQ. WINDOWS SHALL HAVE 7/8" SDL (PUDDY GLAZED PROFILE) MUNTIN BARS PERMANENTLY ATTACHED TO INTERIOR AND EXTERIOR FACE OF GLASS WITH INTERNAL SPACER BAR BETWEEN GLASS. SEE ELEVATIONS FOR MUNTIN BAR PATTERN.
- #### ROOFING
- SHINGLES: GAF TIMBERLINE ARCHITECTURAL SHINGLE OR EQ.
 - METAL ROOFING: PREFINISHED METAL PANEL WITH STANDING SEAMS. INSTALL PER MFR. RECOMMENDATIONS AND ALL CODE REQUIREMENTS.
 - GUTTERS AND DOWNSPOUTS (OPTIONAL): INSTALL PREFINISHED HALF ROUND METAL GUTTER AND ROUND DOWNSPOUTS.

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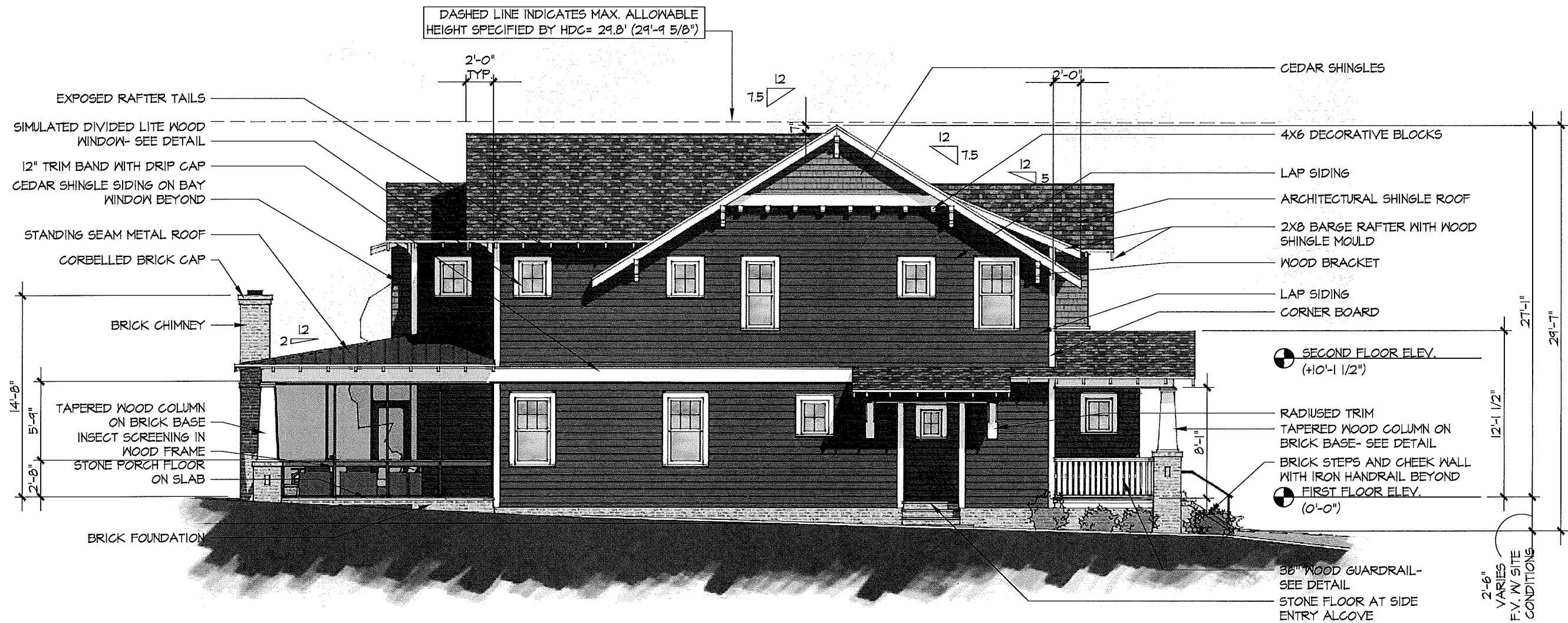
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Front Elevation

1/8" = 1'-0"

2.1



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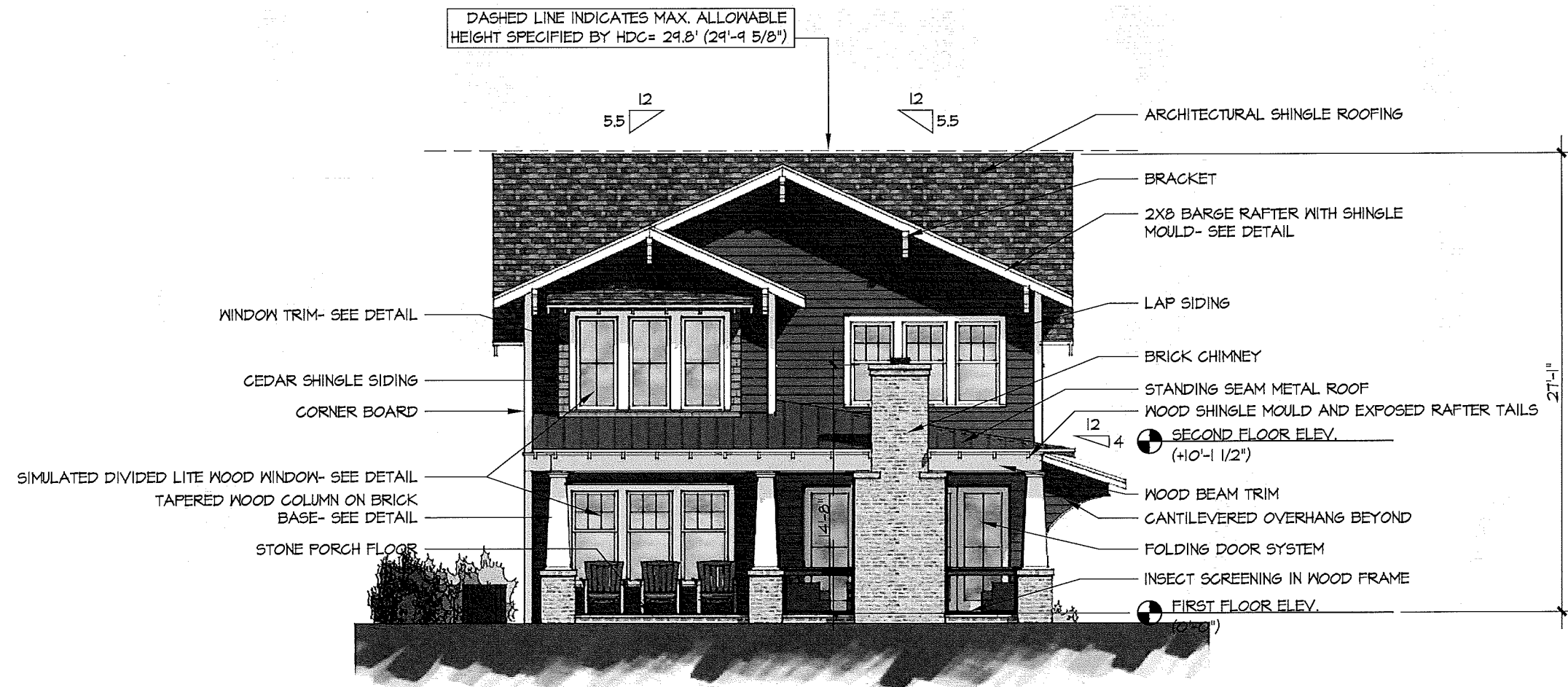
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Left Side Elevation

1/8" = 1'-0"



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Rear Elevation

1/8" = 1'-0"



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Right Side Elevation

1/8" = 1'-0"

2.4

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Charlotte
Historic District
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Certificate of Appropriateness
R 2015-250

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Perspective



Perspective

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Perspective



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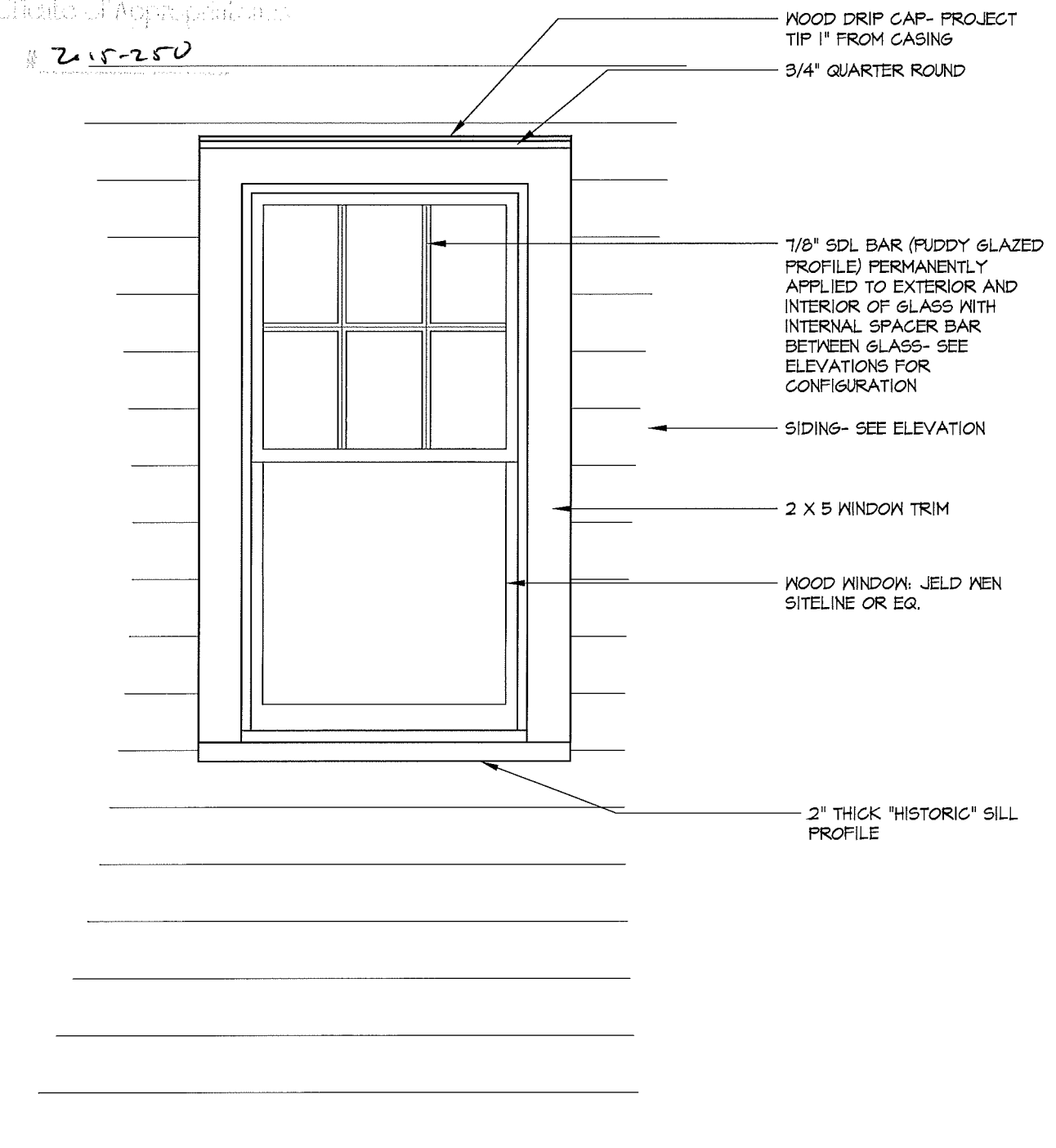
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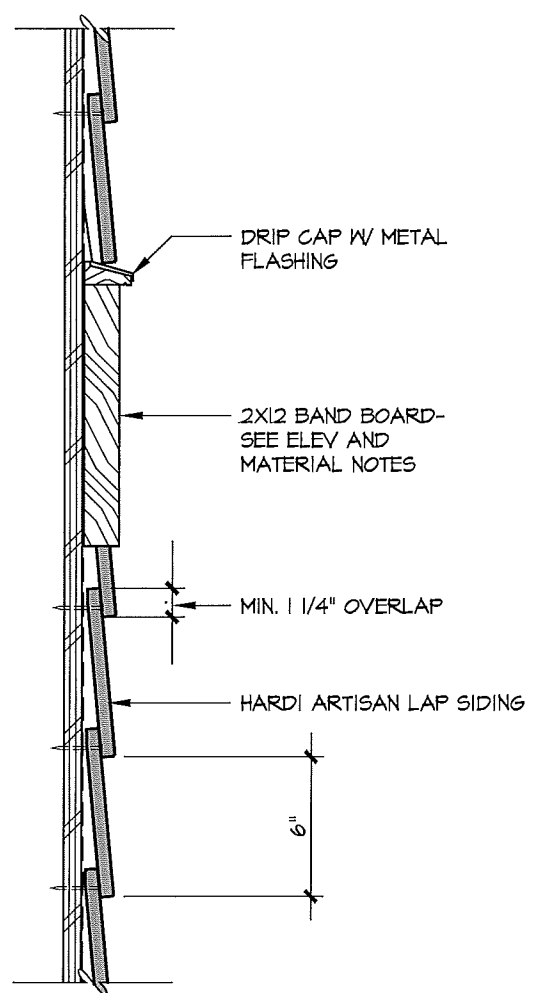
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Perspective



Typ. Window Trim Elevation
3/4" = 1'-0"



Typ. Siding Detail
1 1/2" = 1'-0"



LONG-LASTING BEAUTY

Artisan lap siding is at the forefront of innovation and is backed by over 15 years of research and development. Boasting absolute precision in its symmetry and engineered for your local climate, Artisan resists flame spread, hurricane-force winds, pests, as well as damage from moisture and rot, snow, ice and hail.

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie® siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

Details

- Distinctively deep shadow lines
- Ability to meet corners
- Tongue and groove joints provide low profile seams

PRODUCT SPECIFICATIONS

Finish

- Ready to Paint
- When painting product, use 100% acrylic paint

Size/Weight/Texture

Length: 12'
Thickness: 5/8"
Width: 5-1/4" (4" exposure)
7-1/4" (6" exposure)
8-1/4" (7" exposure)
Weight: 4.55 lbs./sq. ft.
Texture: Smooth and Woodgrain
Nail line is 1" from the top edge of the board

Warranty

Artisan lap siding is protected by a 30-year limited non-prorated warranty. This product replacement warranty is the best in the industry.



Artisan lap siding is manufactured with a unique tongue and groove joint design for precise fit and finish.

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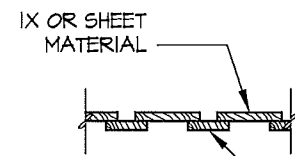
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2X8 BARGE RAFTER W/ 1X3
SHINGLE MOULD

Y-GROOVE ROOF DECK
BATONS SPACED @ 7" O.C.
OVER VERTICAL 1X6'S

4X6 OUTRIGGER WITH
DECORATIVE END CUT

5/4 BEAM BOTTOM TRIM

2X TRIM

3/4" COVE

WOOD BEAD BOARD CEILING

TAPERED WOOD COLUMN

BRICK ROWLOCK CAP

36" PAINTED WOOD GUARDRAIL W/ 1X4
PICKETS @ 5" O.C.

BRICK COLUMN BASE

WOOD T&G PORCH FLOOR- SLOPE TO
FRONT EDGE

WOOD TRIM

IX SKIRT BOARD

— 4" WIDE TOP RAIL W/ TAPERED
TOP OVER 2X4 (S4S)

— 3/4" COVE MOULD

— 1X4 PICKETS (S4S) @5" O.C.

— BOTTOM RAIL: 2X3 OVER
HORIZ. 2X4 (S45)

— 3/4" COVE MOULD

$$3/4'' = 1'-0''$$

2.10)

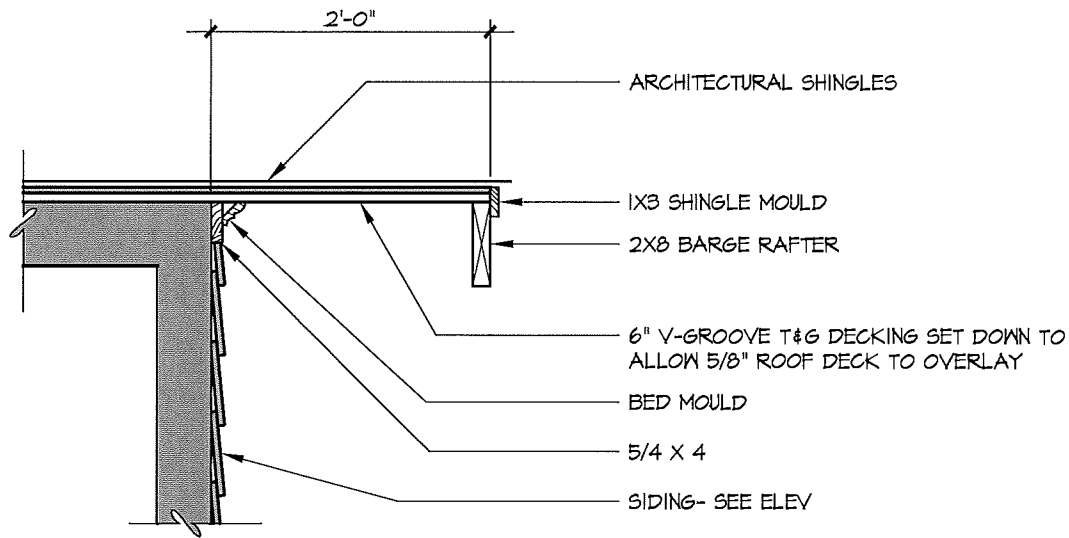
IX SKIR

RECEIVED

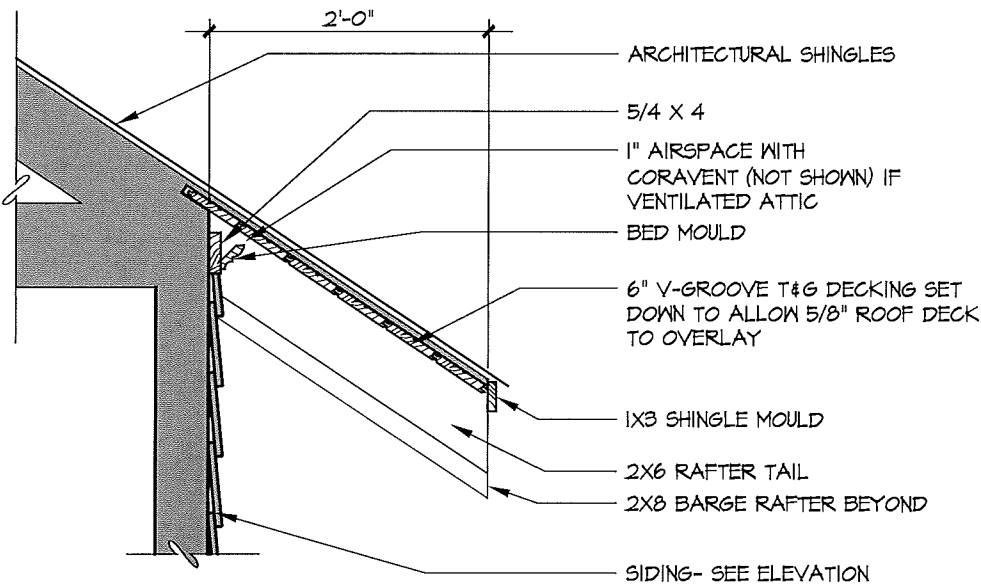
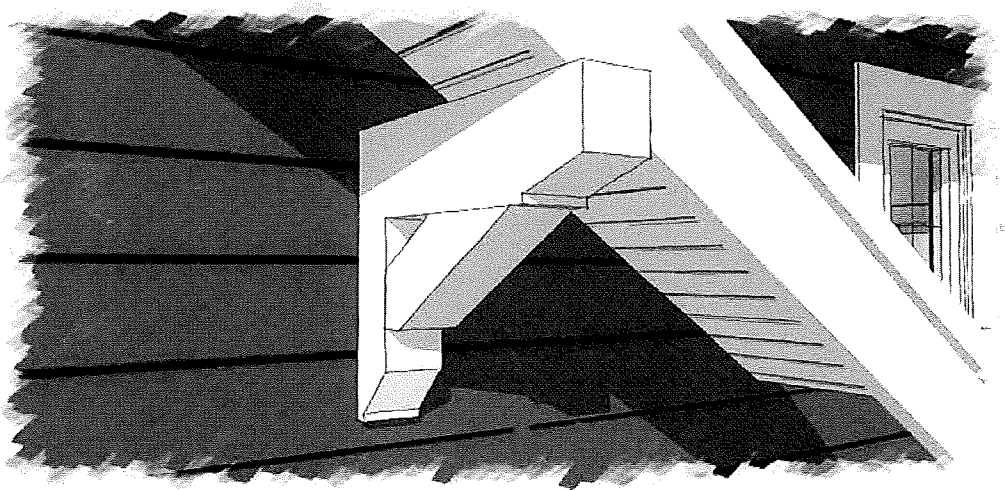
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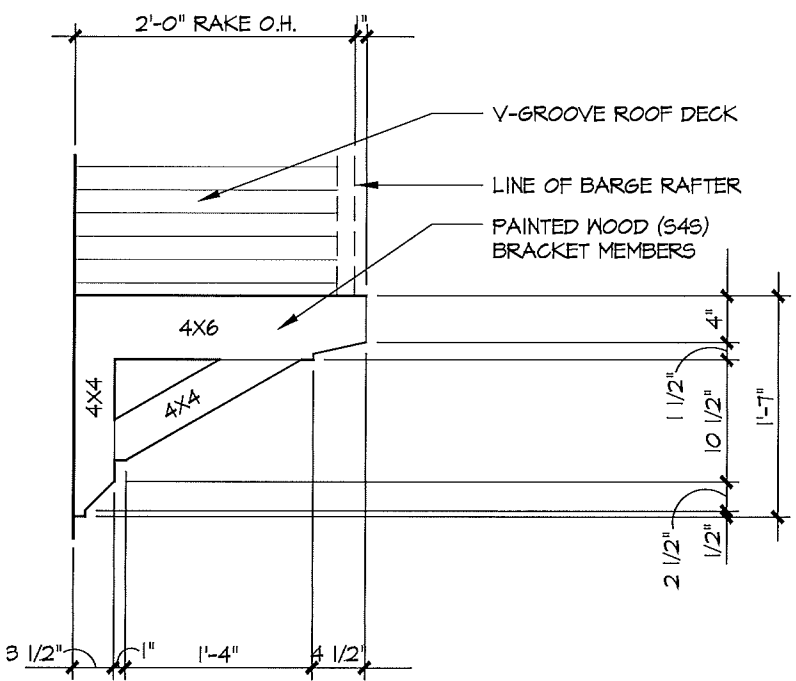
2015-217



Rake



Sloped



APPROVED

Charlotte
Romero Residence
Construction

2015-250

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