



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00183

DATE: 9 April 2018

ADDRESS OF PROPERTY: 719 Romany Road

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 12309528

OWNER/APPLICANT: Peter and Phyllis Fulton

**DETAILS OF APPROVED PROJECT:** Accessory Building. The project is a new garage located in the rear yard. The new building will meet all required setbacks. The building footprint is 16' x 22' and the height, as measured from grade to ridge is 20'-6". Materials include wood shingle siding with mitered corners, wood trim, and wood vents. . If gutters and downspouts are installed they will be factory clad and will not be run down the front elevation of the garage. The garage doors will be wood carriage style and the entry door will be wood clad with Simulated True Divided Lights (STD L). See attached exhibits labeled 'Site Plan – April 2018' and 'Elevations – April 2018.'

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.

- 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 Harden, Chairman

Staff

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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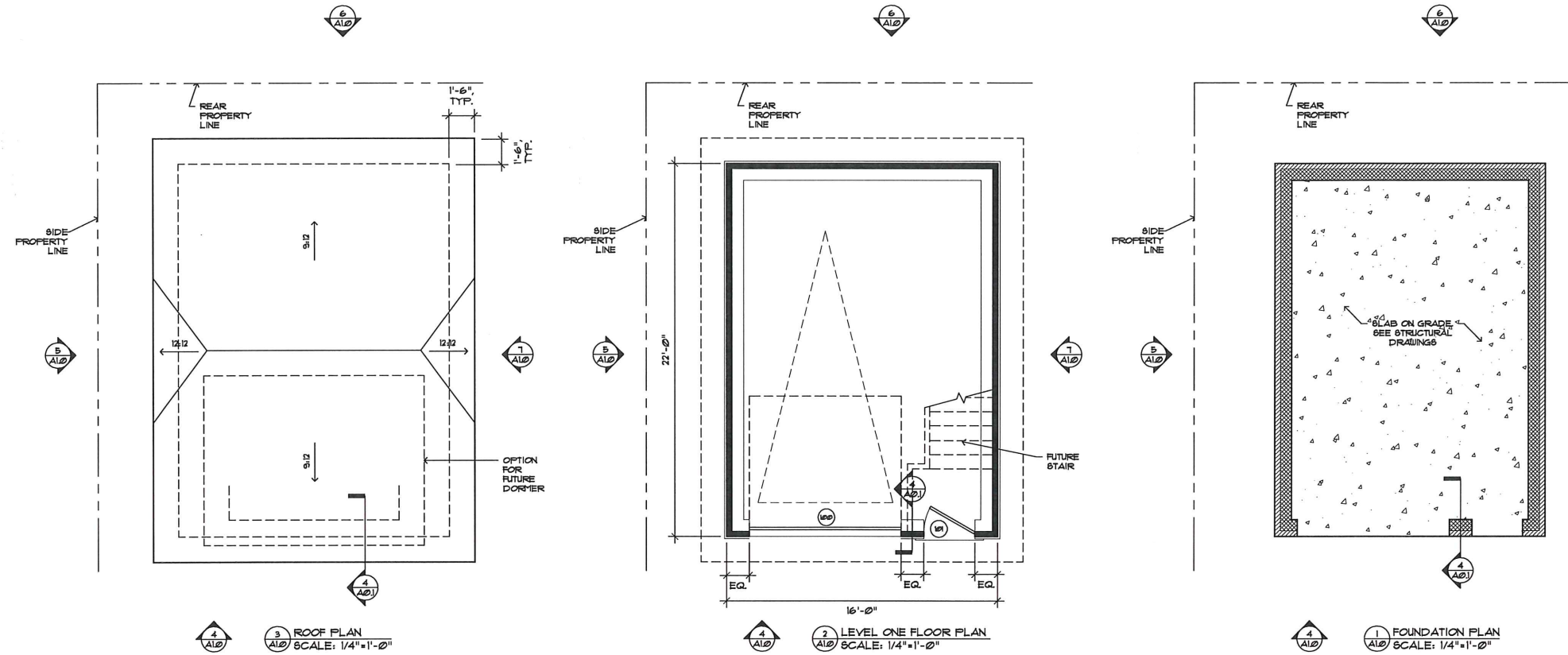


# Elevations - April 2018

FULTON  
GARAGE  
175 Roney Road  
Charlotte, NC 28203

## DATES:

Schematics  
09 March 2018  
Program Drawings  
20 March 2018  
HDC  
21 March 2018  
6 April 2018  
Progress Drawings  
Blank Structural Underlay  
Revisions



## FLOOR PLAN NOTES:

- EXISTING DRAWINGS ARE FOR REFERENCE ONLY. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD.
- ALL UNDESIGNATED DOORS TO BE CENTERED OR TO BE LOCATED 6" OFF SIDEWALL.
- SOUND ATTENUATION BATTs SURROUNDING ALL BATHROOMS, LAUNDRY, KITCHEN INCL. INTERIOR PTNS.
- INSULATION AT NEW FLOORS, WALLS, CEILINGS, AND ROOF PER CODE.
- SEE ELECTRICAL DIAGRAM FOR ELECTRICAL LAYOUT.
- PLUMBING ROUGH TO BE COORDINATED WITH CABINETRY SHOP DRAWINGS PRIOR TO INSTALLATION.
- COORDINATE HOSE BIBS LOCATIONS WITH HOMEOWNER.
- APPLIANCE ROUGH TO BE COORDINATED WITH CABINETRY SHOP DRAWINGS PRIOR TO INSTALLATION.
- NEW ROOF SLOPES INTENDED TO MATCH EXISTING.
- ROOF SLOPES - NEW FASCIA INTENDED TO ALIGN WITH EXISTING FASCIA - VERIFY IN FIELD.
- ALL NEW GUTTERS & DOWNSPOUTS, COORDINATE IN FIELD AND VERIFY WITH ARCHITECT / HOMEOWNER. GRADE TO SLOPE & DRAIN AWAY FROM HOUSE.
- SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION, FRAMING, AND DETAIL INFORMATION. ARCHITECT NOT RESPONSIBLE FOR STRUCTURAL DESIGN.

## LEGEND

IR 15 ROD & SHELF CONFIGURATION (DEFAULT SIZE 12")

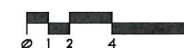


APPROVED

Charlotte  
Historic District  
Commission

Certificate of Appropriateness

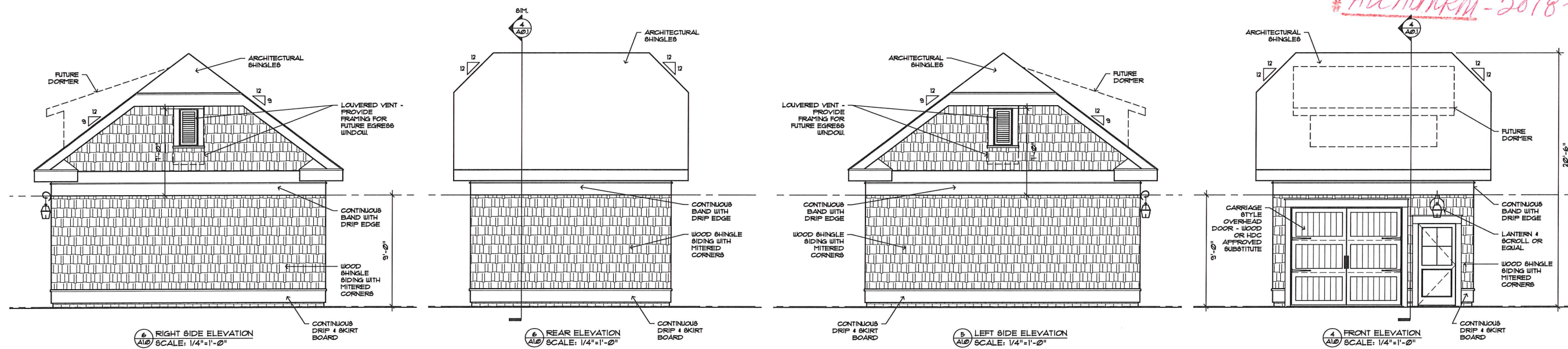
#HDCADM-RM-2018-00183



1 FOUNDATION PLAN  
SCALE: 1/4"=1'-0"

2 LEVEL ONE FLOOR PLAN  
SCALE: 1/4"=1'-0"

3 ROOF PLAN  
SCALE: 1/4"=1'-0"



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studio  
home  
design

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GARAGE  
PLANS &  
WINDOW &  
DOOR  
SCHEDULES

A10