

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 (STDL). 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.

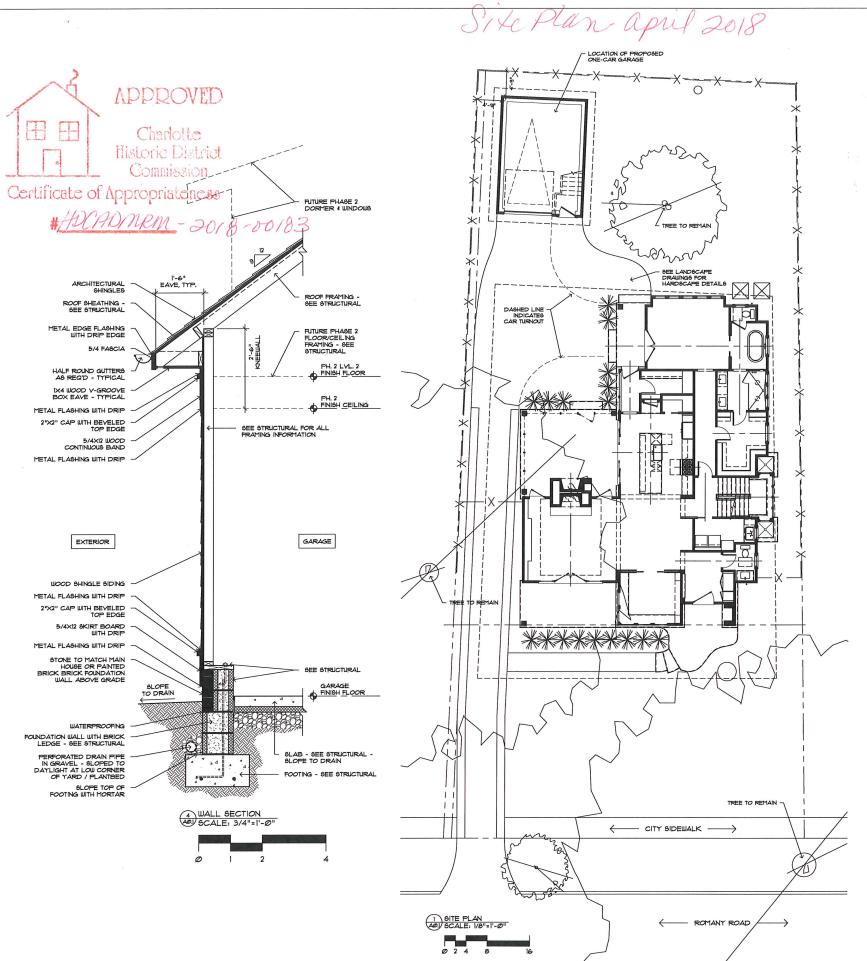
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James Haden, Chairman

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street Charlotte, NC 28202-2853 PH: (704)-336-2205 FAX: (704)-336-5123



GENERAL NOTES:

- It is the responsibility of the Contractor to become fully aware of any and all conditions related to the site and existing conditions that may affect construction activities and/o-construction scheduling prior to elementing a bid.
- Contractor shall verify all disensions and conditions at the jobsite including soil conditions, foundation conditions, and conditions related to the location of existing utilities and services before commencing work. All discrepancies shall be reported to the Designer.
- Do not scale drawings or details use given dimensions. Check details for location of all items not dimensioned on plans.
- 4. The drawings indicate general details of construction where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shall be used, subject to review and approval by the Designer and, if required, structural eighner
- B. Building systems and components not specifically detailed shall be installed, as per minimum manufacturer's recommendations. Notify the Designer of any resulting conflicts.
- 6. All work shall conform to applicable building codes and ordinances. In case of any conflict sharein the nethods or standards or the materials specified do not equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern. Notify the Designs of all conflicts immediately.
- It is the responsibility of the Contractor to install proper dust barriers and other pro-as required to protect both existing and new building finishes and facilities.
- Contractor shall provide temporary bracing for structure and structural compor cornections have been completed in accordance with the plans.
- 12. Contractor shall provide certificates of insurance, including, but not limited to, Workman's Compand General Liability. Owner shall notify Contractor of any additional insurance requirements.
- II. It is the responsibility of the Owner to review all drawings and associated contract documents

OWNER: STRUCTURAL ENGINEER: CHAD RITTER, P.E. NTELLIGENT DEBKAN ENGINEERN 1948 J.N. PEASE PLACE * 204 CHARLOTTE, NC 20262 (P) 104395.1200 CHAD *|DECHARLOTTE.COM

FHYLLIB 4 PETER FULTON
119 ROMANY ROAD
CHARLOTTE, NC 20203
(P) 124-926-6117
(E) PHYLLIBRUTON®CAROLINARRA
(E) FHYLCON®CAROLINARRA

DESIGNER:

JESSICA BEIL HINDMAN & DIANA HALSKI STUDIO H DESIGN 120 E. TREMONT AVENUE CHARLOTTE, NC 28203 (P) 280/49/40594 MAIL 68/10/OH-DESIGN.COM

CAMERON COOKE ETHIC, LLC 620 LOUISE AVENUE CHARLOTTE, NC 28204 (P) 1045930051

SCHEDULE OF DRAWINGS: AØJ 6ITE PLAN / COVER SHEET / SECTION

ALD PLANS & ELEVATIONS

PROJECT DATA:

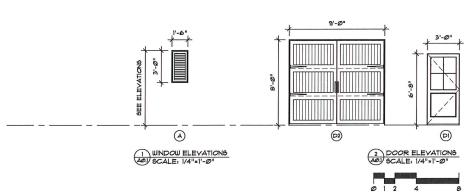
The project consists of a new construction one-story one-car garage in Historic Dilworth in Charlotte, North Carolina.

GARAGE - MAIN LEVEL

35Ø 8F.

5 ARPIL 2018

CONTRACTOR:



WIND	OW SCHED	ULE:							
SYMBOL	MANUF.	MANUF.	WIDTH	HEIGHT	HEAD HT "	CONFIG.	TYPE	REMARKS	SYMBOL
A	-	-	1'-6"	3'-@"	8EE ELEV8.	8EE 1/A3.Ø	CLAD.	VENT WITH ROUGH FRAMING FOR FUTURE EGRESS WINDOW	A

- CUINER.
 HEAD HEIGHT MAY VARY BY LOCATION VERIFY WITH ELEVATIONS.
 WINDOWS MUST COMPLY WITH NC, RESIDENTIAL, CODE SECTION SIGUIJ, MINIMUM 5,00 SF, TOTAL, GLAZING AREA IN GROUND LEVEL BEDROOM WINDOWS AND IS 15 SF, TOTAL, GLAZING AREA IN UPPER STORY BEDROOM WINDOWS FOR EGRESS.
 PROVIDE TEMPERED GLASS AS REGUINED PER CODE.

	1			_						_
•	LOCATION	MANUF.	MANUF. °	WIDTH	HEIGHT	TYPE	HARDWARE	ELEV.	REMARKS	
	MAIN LEVEL									
3ØI	VEHICLE ENTRY	OVERHEAD OR EQ.	-	9'-0"	8'-0"	GARAGE	AUTOMATIC / REMOTE ***	D2	CARRIAGE STYLE AUTOMATIC OVERHEAD ROLLING GARAGE DOOR	30
3Ø2	PEDESTRIAN ENTRY	JELDWEN ØR EQ.	8CHD- 3Ø68	3'-0"	6'-8"	CLAD WOOD	DEADBOLT / KEY / LATCH	DI	NARROW STILES - LITE CONFIG. AS SHOUN - MATCH PROFILES AND FINISH	32

- ALL NEW EXTERIOR DOORS TO BE CLAD WOOD SDL WITH SHADOWBARS AND PUTTY PROFILE COLOR TO SELECTED BY OWNER.
 REMED SALVAGED DOORS SHALL RETAIN SPECIFIED SIZES INLESS OTHERWISE APPROVED BY OWNER / DESIGNER COORDINATE DOOR SIZE CHANGES
 WITH SALVAGED INVENTORY.
 VERRY HARDWARE REQUIREMENTS & OPERATION WITH OWNER PRIOR TO ORDERING DOOR
 HATCH EXISTING.

FULTON GARAGE 119 Romany Road Charlotte, NC 28203

DATES:

8chanatics 05 March 2018 Progress Drawings 20 March 2018

HDC 21 March 2018 6 April 2018

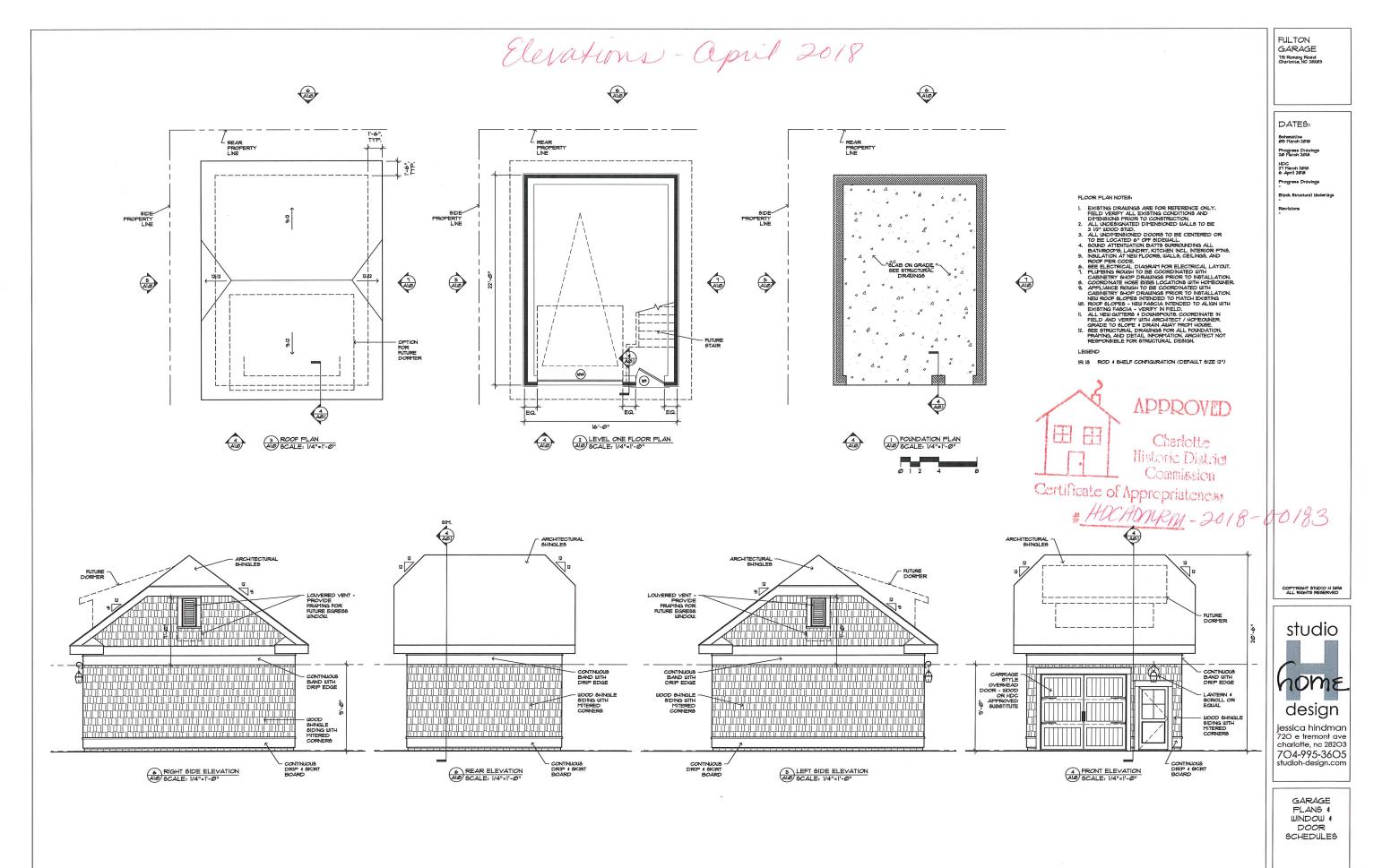
Progress Drawings Blank Structural Underlay

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GARAGE COVER SHEET 4 SITE PLAN

AØ.1



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