



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00452

DATE: 1 October 2019

ADDRESS OF PROPERTY: 319 W 9th Street

HISTORIC DISTRICT: Fourth Ward

TAX PARCEL NUMBER: 07803619

OWNERS: Joseph & Christine Rotunda

APPLICANT: Brian Phillips

DETAILS OF APPROVED PROJECT: Repair Work and Rear Addition. The project is for repair work after a tree damaged the right rear section of the house. Repairs are to be made to the roof, eaves, trim and siding. All repairs are to be made to match the existing in materials, dimensions, profiles and design.

The project also includes a rear addition/extension that is no taller or wider than the existing building, except for the new brick chimney on the enclosed rear porch which will project no more than 2' from the existing left side wall/porch on the house. The existing porch will be extended 2'-7 ½" at the rear and be enclosed; materials include square wood columns, custom wood doors, screens with wood frames and EPDM roofing. The porch will have a hardwood, stone or brick floor. An existing rear skylight will be replaced with a new flush mount skylight.

The right rear corner of the house will be extended. The new addition footprint measures 13'-1" x 2'-7 ½". The addition will tie in at the existing roof ridge. Materials on the addition will be wood lap siding, wood trim, wood corner boards, wood eaves and asphalt shingles to match the existing. Aluminum clad wood or full wood windows with Simulated True Divided or Full Divided Lights will be used for the new windows. No removable mutins will be used on the project. This approval does not imply approval of Ply-Gem manufactured windows as these do not meet HDC requirements. All window trim will be wood and match the existing profiles on the house.

New brick steps will be added to the rear porch. All new brick to match the existing and remain unpainted/unfinished with the exception of the 2'-7 ½" section of foundation on the rear of the right-side elevation that will have a stucco coat applied to match the existing foundation on that side. Any unfinished wood materials used in this project will be painted or stained. See attached plans 'Column Detail – October 2019' and 'A1, A2, A3, A4, A5 & A6' dated 8/28/19 & 9/24/19 (A5).

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.
2. This application is in compliance with the Policy & Design Guidelines for Additions (page 7.2).

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

Continued on next page

- 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.



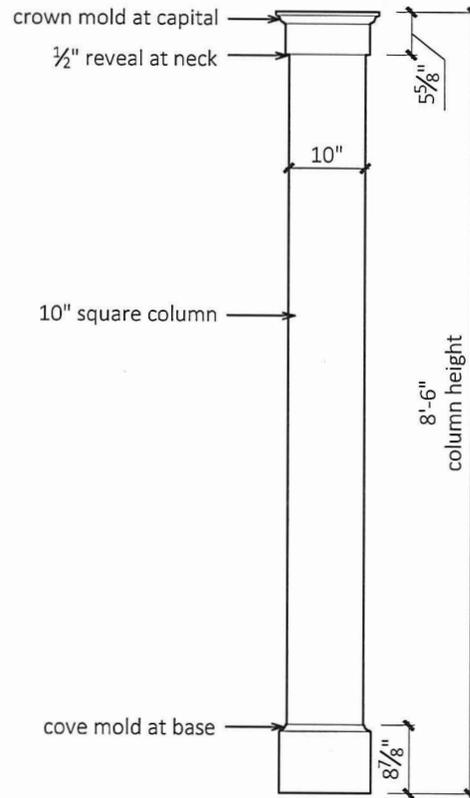
James Haden, Chairman



Staff

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Phillips Residence

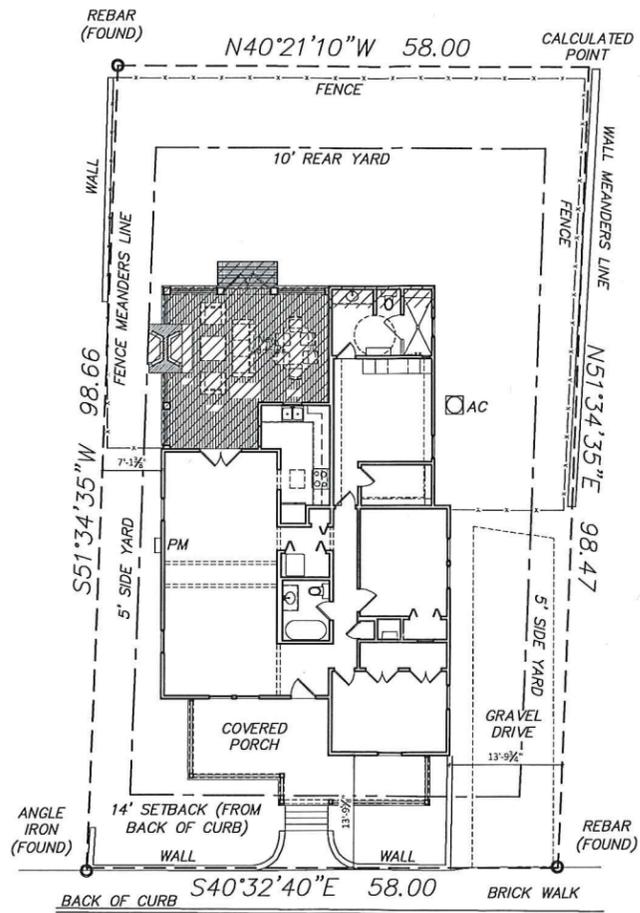


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HDCADMIN-2019-00452

Column Detail - October 2019
Scale: $\frac{1}{2}$ " = 1'-0"



09.10.19



WEST 9th ST
 PUBLIC R/W

BACK OF CURB

Site Plan - Renovation/Addition
 Scale: 1" = 10'-0"



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 Residential Design/Build Specialists

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 342 Circle Avenue
 Charlotte, North Carolina

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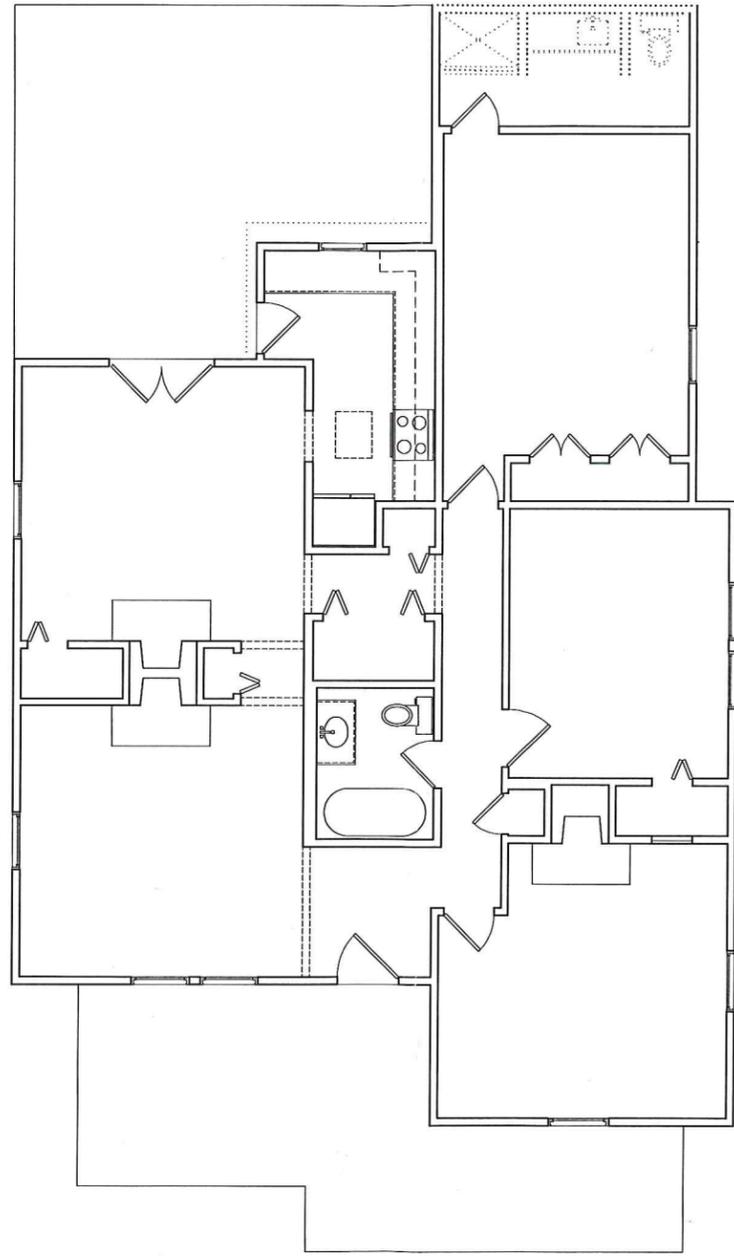
Preliminary Drawings
 Not For Construction

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 HDCADMEM-2019-00452

As Noted
 August 28, 2019
 Drawn By:
 Print Date:
 Revisions:

Design For:
Phillips Residence
 319 W 9th Street
 Charlotte, NC 28202

08.28.2019
A1
 Site Plan



..... Demo and remove

1st. Floor Demolition Plan - Renovation/Addition

Scale: 1/4" = 1'-0"

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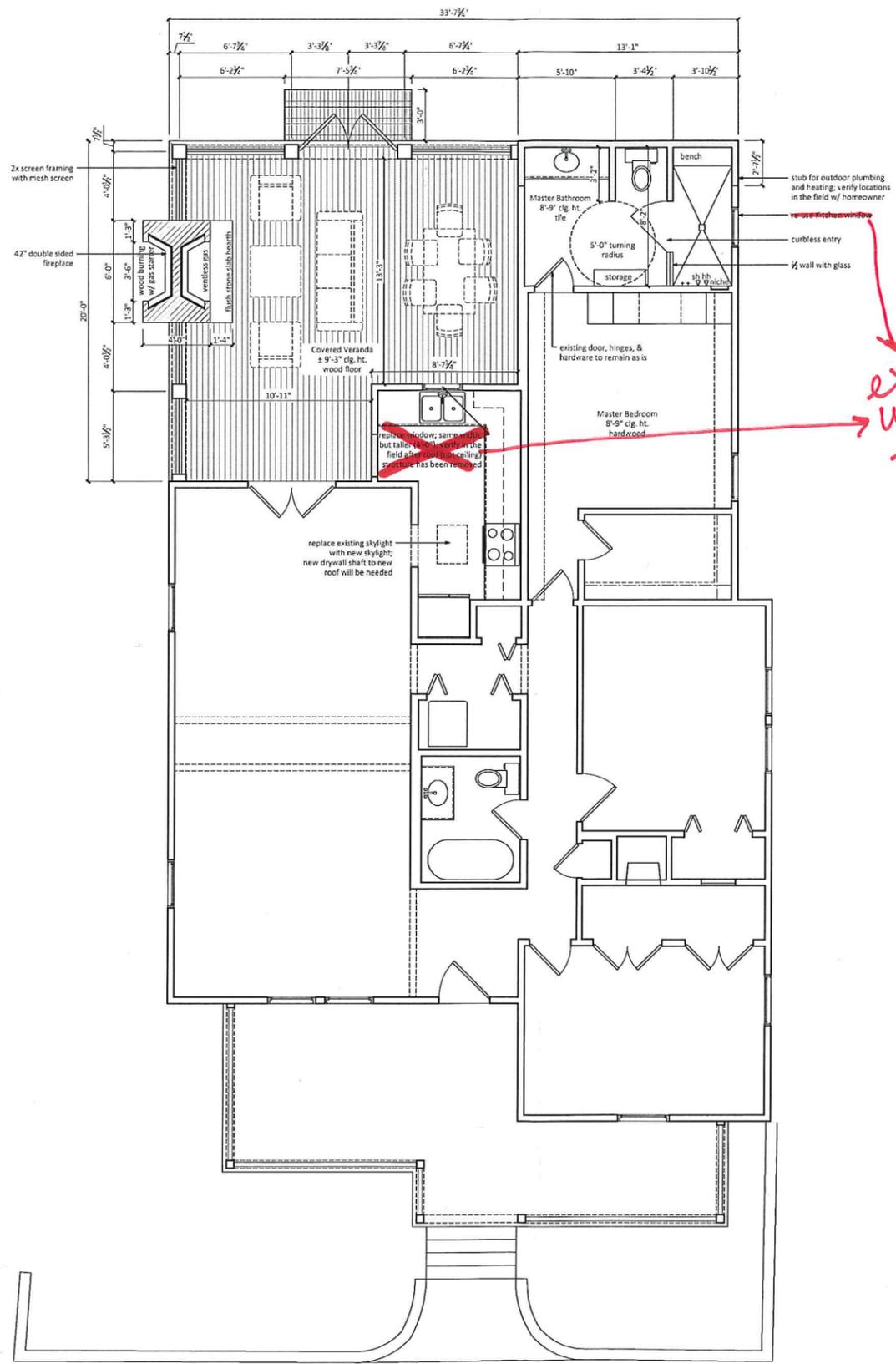
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Preliminary Drawings
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Drawn By: _____
 Scale: _____
 Print Date: August 28, 2019
 Revisions: _____

Design For:
Phillips Residence
 319 W. 9th Street
 Charlotte, NC 28202

08.28.2019
A2
 Plan



existing kitchen window to remain

1st. Floor Plan - Renovation/Addition

Scale: 1/4" = 1'-0"



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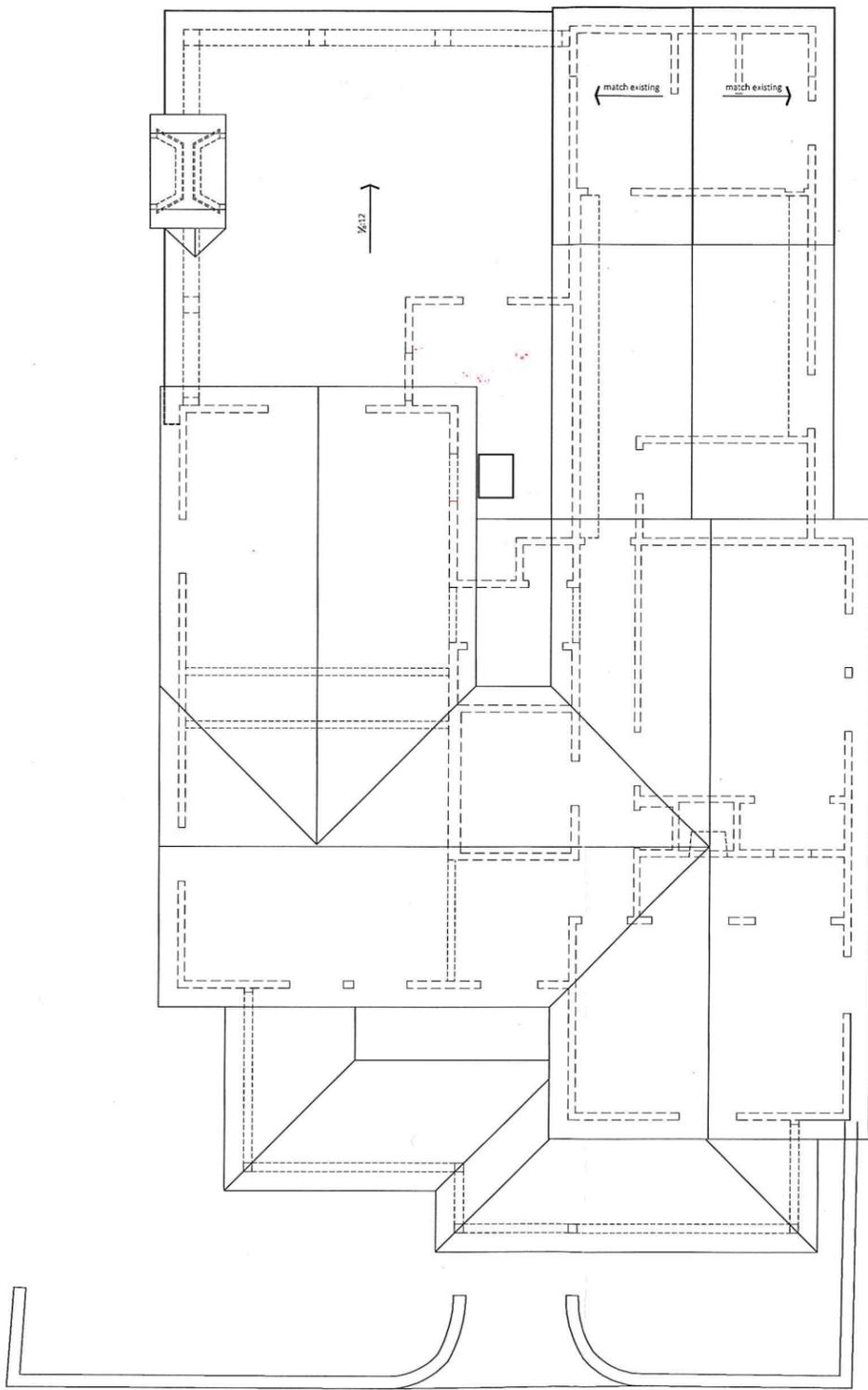
Preliminary Drawings
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Charlotte
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Commission
Certificate of Appropriateness
HDC ADMIN - 2019-00452

Drawn By:	As Noted
Print Date:	August 28, 2019
Revisions:	

Design For:
Phillips Residence
319 W 9th Street
Charlotte, NC 28202

08.28.2019
A3
Plan



Roof Plan - Renovation/Addition

Scale: 1/4" = 1'-0"



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HDCADM-2019-00452

Drawn By:	As Noted
Print Date:	August 28, 2019
Revisions:	

Design For:
Phillips Residence
515 W 9th Street
Charlotte, NC 28202

08.28.2019
A4
Plan

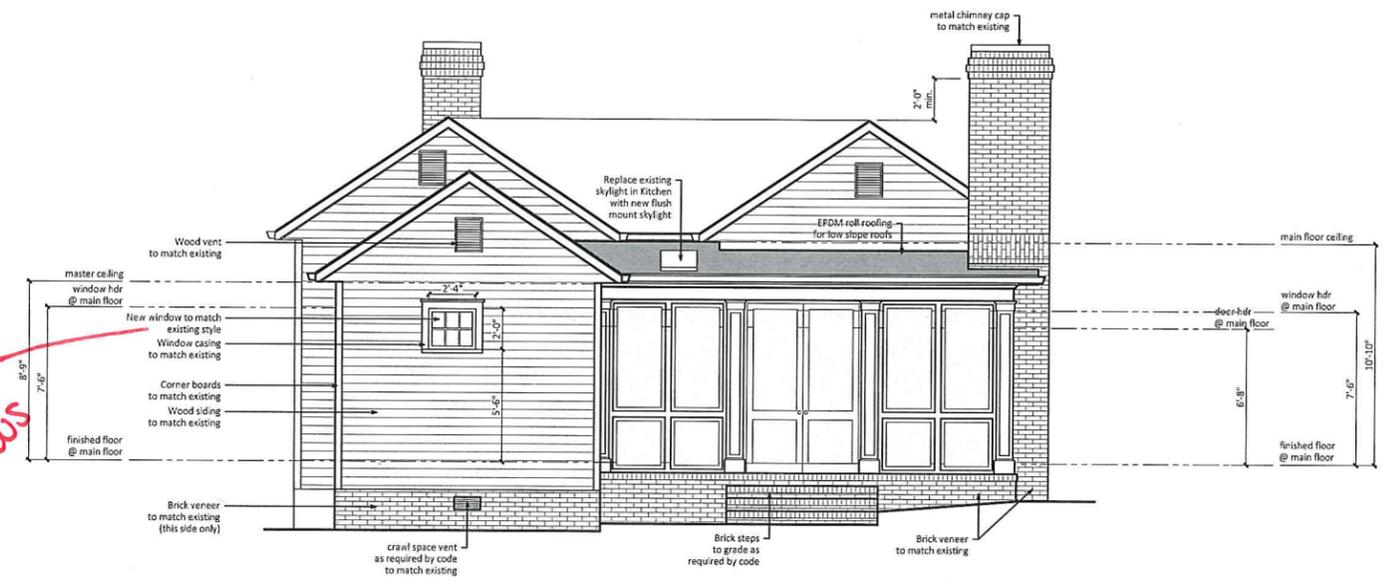


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New aluminum clad wood or full wood windows



Rear Elevation - Renovation/Addition
Scale: 1/4" = 1'-0"



HDCADM-2019-00452



Right Side Elevation - Renovation/Addition
Scale: 1/4" = 1'-0"

new aluminum clad or full wood window

As Noted
September 24, 2019
Drawn By:
Scale:
Print Date:
Revisions:

Design For:
Phillips Residence
319 W. 9th Street
Charlotte, NC 28202

09.24.2019
A5
Elevations



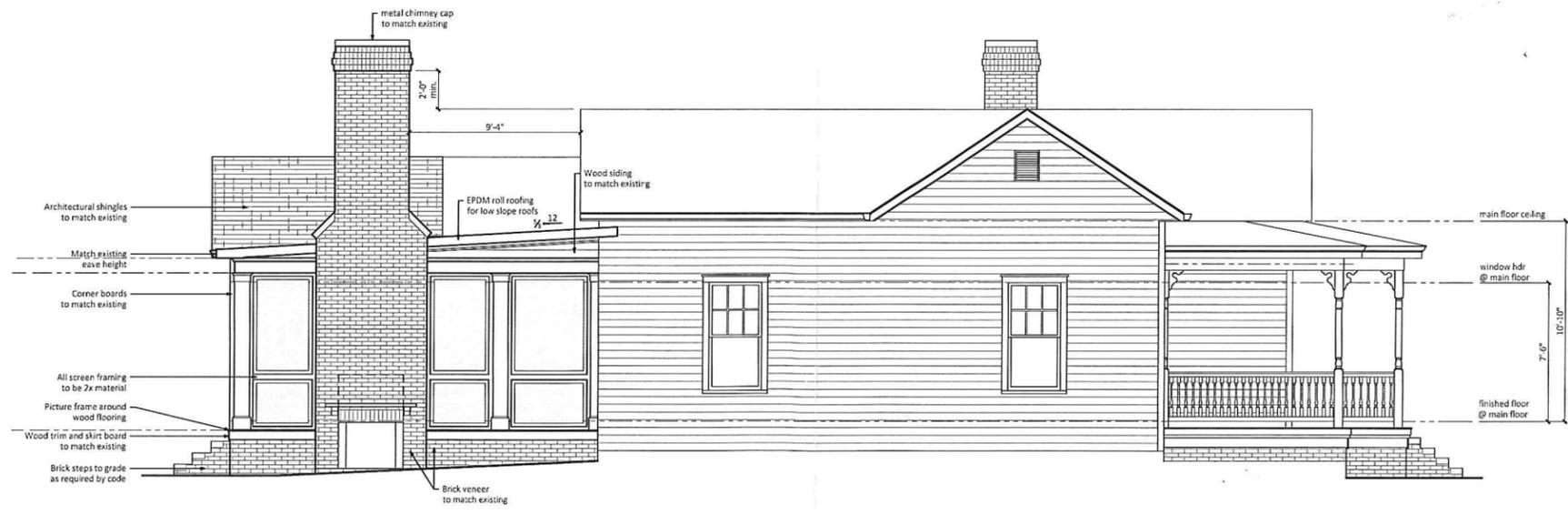
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HDC ADM-2019-00452

Preliminary Drawings
Not For Construction



Left Side Elevation - Renovation/Addition
Scale: 3/4" = 1'-0"

Drawn By: JAL
Date: August 28, 2019
Print Date: August 28, 2019
Revisions:

Design For:
Phillips Residence
319 W 9th Street
Charlotte, NC 28202

08.28.2019
A6
Elevations