



**CHARLOTTE HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**CERTIFICATE NUMBER:** HDCADMRM-2019-00452

**DATE:** 1 October 2019

**ADDRESS OF PROPERTY:** 319 W 9<sup>th</sup> 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*

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

[www.charlotteplanning.org](http://www.charlotteplanning.org)

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

10/1/2019

- 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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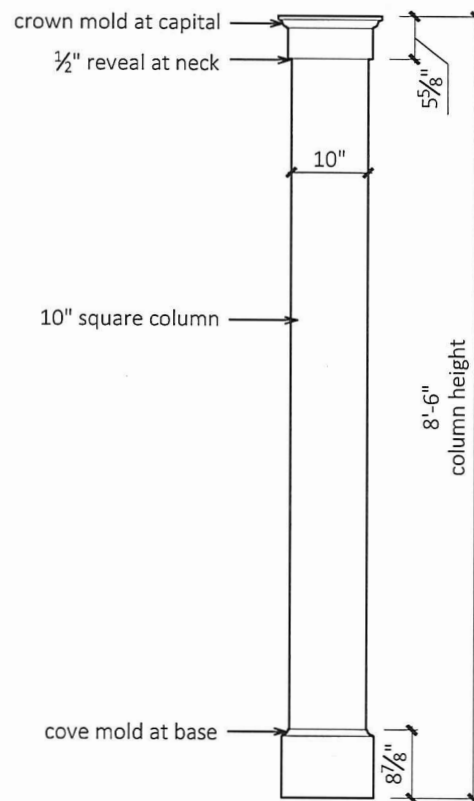
James Haden, Chairman



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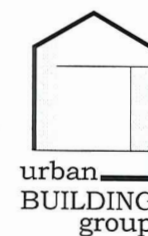
Staff

# Phillips Residence

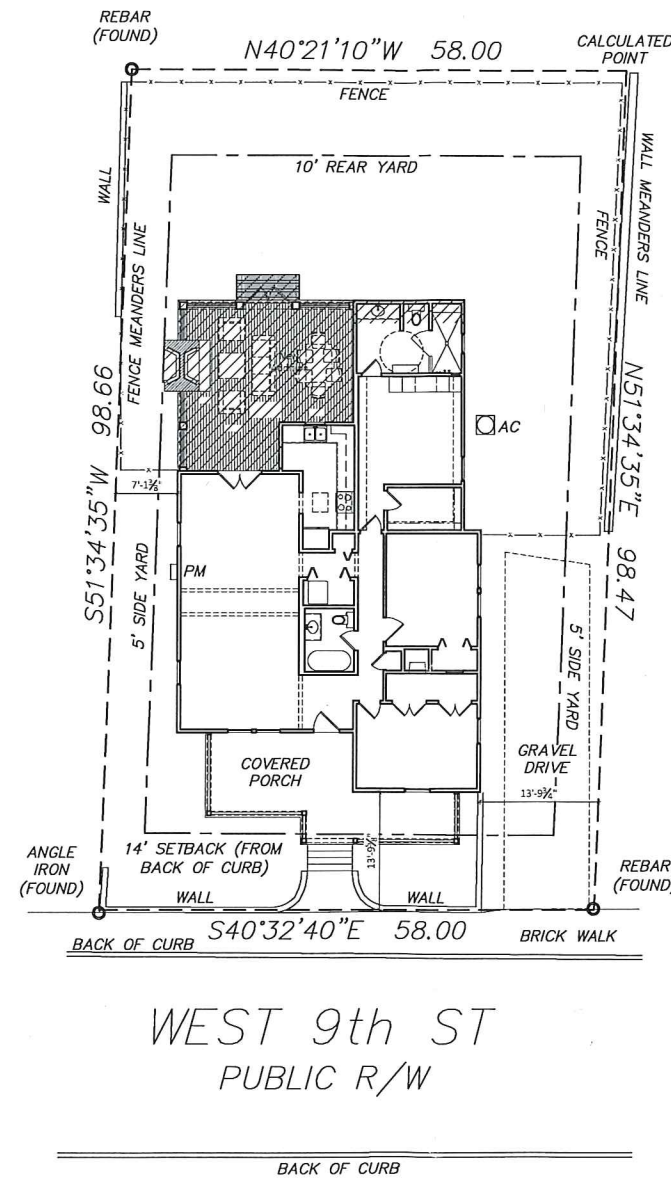


Column Detail - October 2019

Scale: 1/2" = 1'-0"



09.10.19



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



**urban BUILDING group**  
Residential Design/Build Specialists  
DESIGN CENTER  
342 Circle Avenue  
Charlotte, North Carolina

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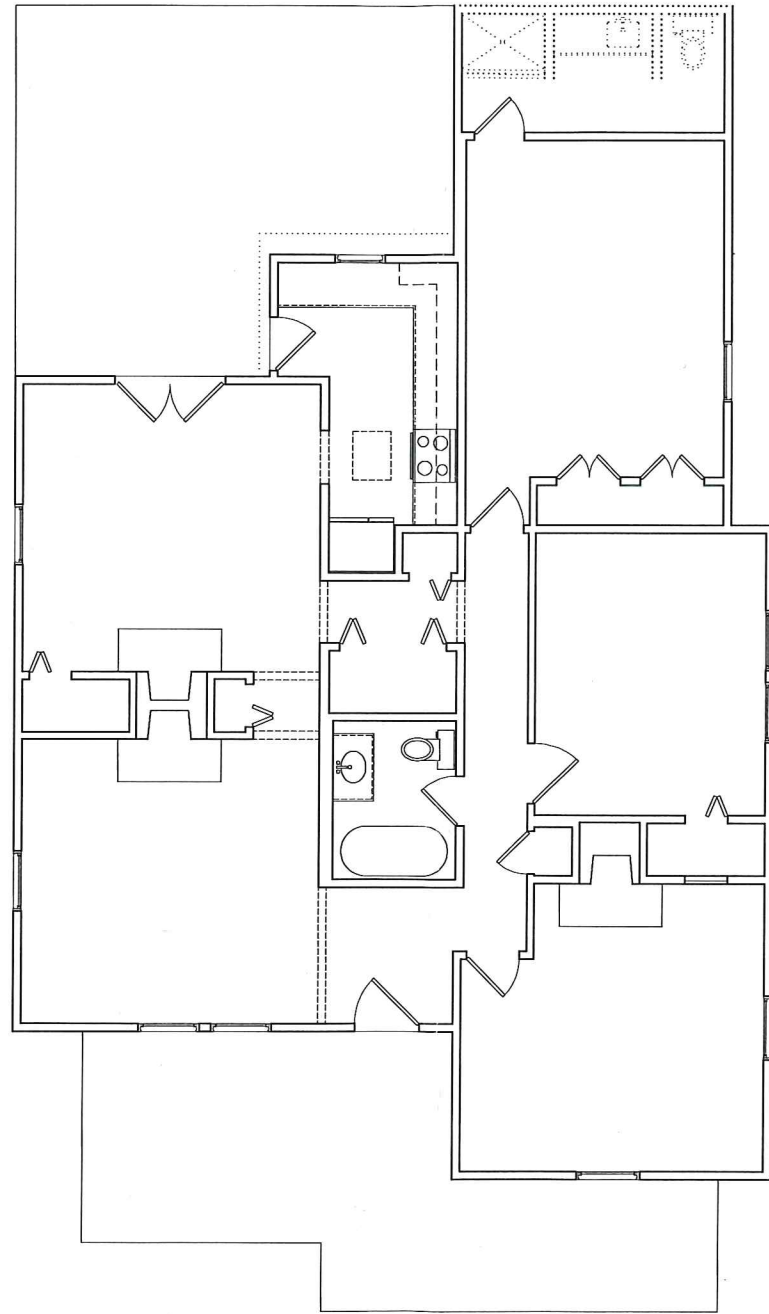
Preliminary Drawings  
Not For Construction

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

**APPROVED**  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
#HDCADM-2019-00452



1st. Floor Demolition Plan - Renovation/Addition

Scale:  $\frac{1}{4}" = 1'-0"$



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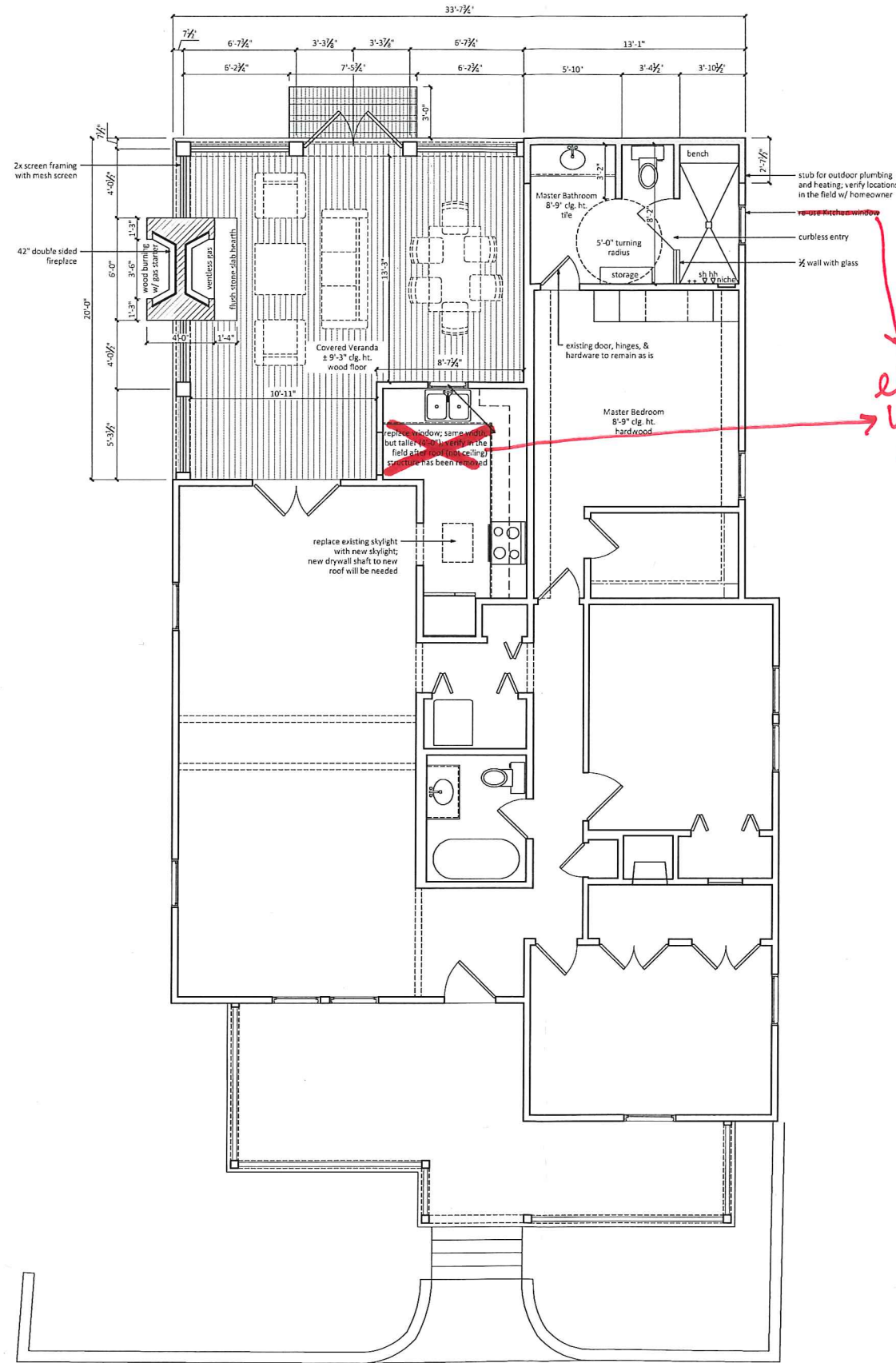
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08.28.2019

**A2**

Plan



1st. Floor Plan - Renovation/Addition

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



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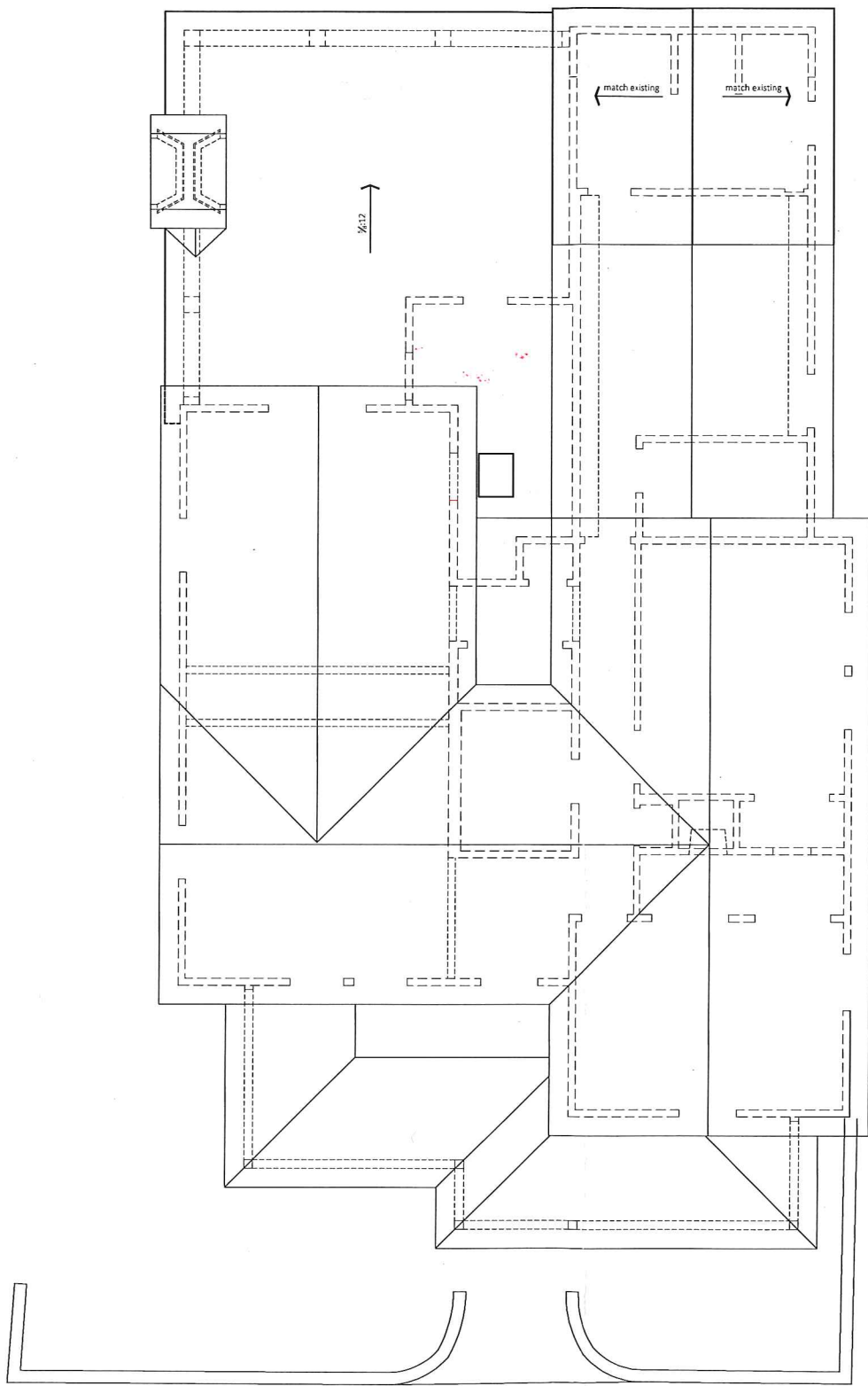
08.28.2019

**A3**

Plan

**APPROVED**  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
**HDC ADMIN - 2019-00452**





Roof Plan - Renovation/Addition

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

**APPROVED**  
Charlotte  
Historic District  
Commission  
Certificate of Appropriateness  
**HDCADMIN-2019-00452**



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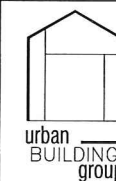
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**Phillips Residence**  
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Charlotte, NC 28202

08.28.2019  
**A4**  
Plan

Preliminary Drawings  
Not For Construction

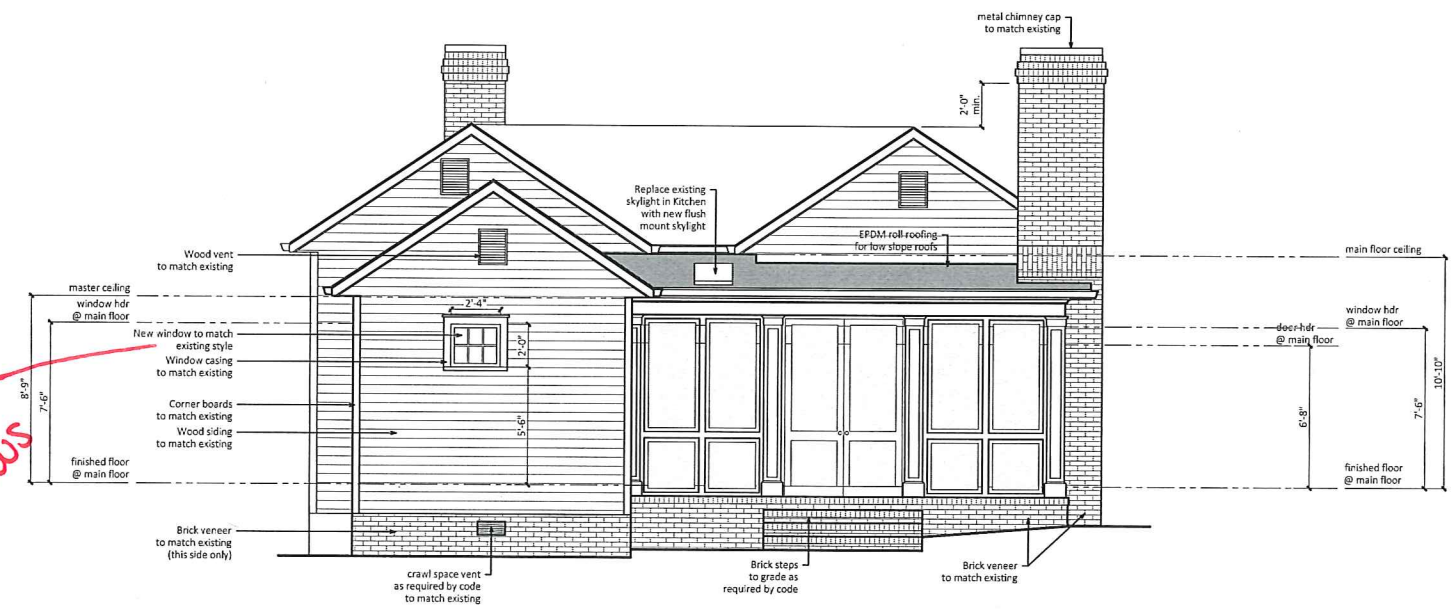


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new aluminum clad wood or full wood windows



Rear Elevation - Renovation/Addition

Scale:  $\frac{1}{4}" = 1'-0"$



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Charlotte  
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Commission

Certificate of Appropriateness

HDCADM-2019-00452



new aluminum clad or full wood window

Right Side Elevation - Renovation/Addition

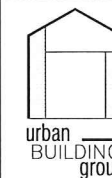
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Drawn By:	As Noted
Scale:	September 24, 2019
Print Date:	
Revisions:	

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319 W 9th Street  
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09.24.2019  
**A5**  
Elevations



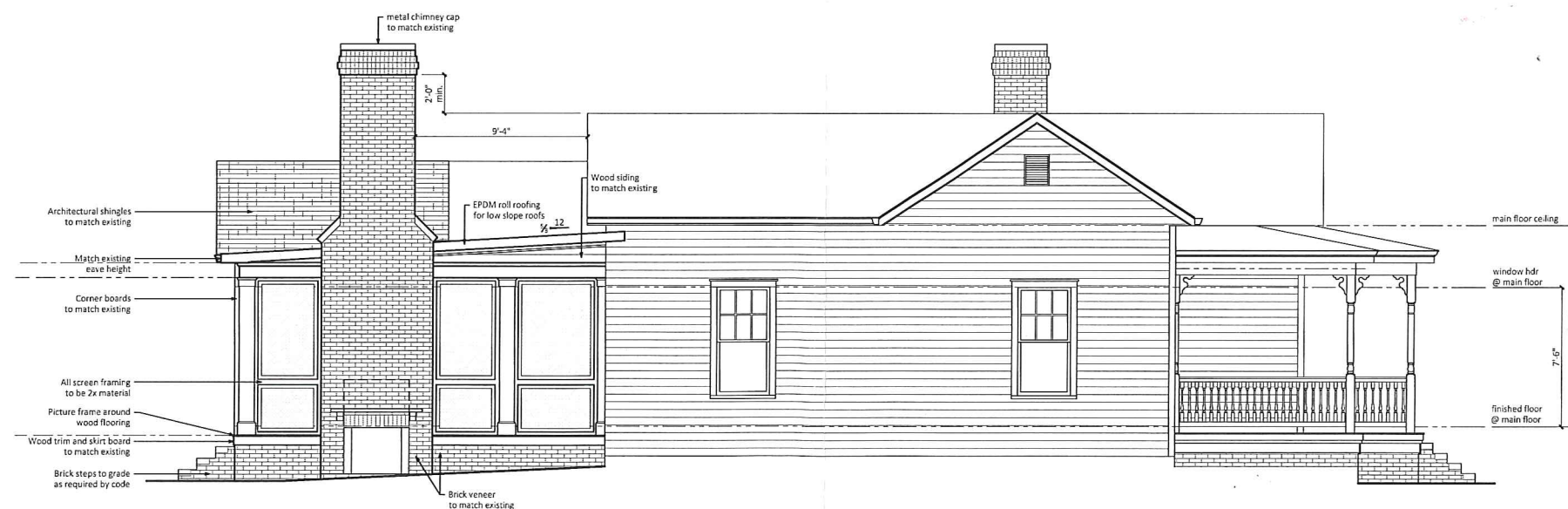


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**Left Side Elevation - Renovation/Addition**

Scale:  $\frac{3}{4}" = 1'-0"$

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08.28.2019

**A6**

Elevations