



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2013-072 DATE: October 11, 2013

ADDRESS OF PROPERTY: 708 Summit Avenue

HISTORIC DISTRICT: Wesley Heights TAX PARCEL NUMBER: 071.023.24

OWNER(S): E.C. Griffith Company Applicant: Mission Properties, LLC

DETAILS OF APPROVED PROJECT: Multi Unit Apartment Development – Siding and trim materials , a combination of Hardie and wood. 3 story building with unit balconies. Parking to the rear. Wooden fence height will not exceed six feet, including lattice or woven top piece. Panels will be butt joined to uprights and framed out top and bottom. Fence will be painted or stained.

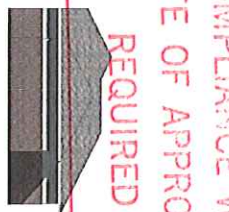
- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans 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.

Tom Egan
Chairman

Anda Keich
Staff

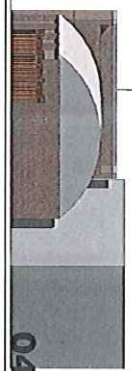
HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED 10/11/11



REAR ELEVATION (Buffer Plantings & Trees Not Shown)



3/32" = 1'-0"



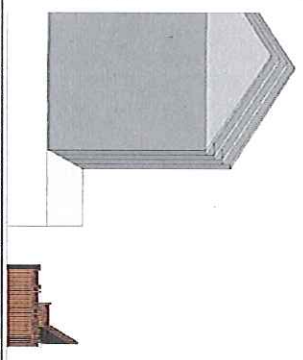
3/32" = 1'-0"



708 SOUTH SUMMIT Exterior Materials Key

1	Light Gray Brick
2	Dark Gray Brick
3	Light Gray Siding
4	Dark Gray Siding
5	Light Gray Stucco
6	Dark Gray Stucco
7	Light Gray Concrete
8	Dark Gray Concrete
9	Light Gray Metal
10	Dark Gray Metal
11	Light Gray Stone
12	Dark Gray Stone
13	Light Gray Glass
14	Dark Gray Glass
15	Light Gray Wood
16	Dark Gray Wood
17	Light Gray Paint
18	Dark Gray Paint
19	Light Gray Finish
20	Dark Gray Finish

DRIVEWAY ELEVATION AWAY FROM HISTORIC DISTRICT (Trees & Buffer Not Shown)



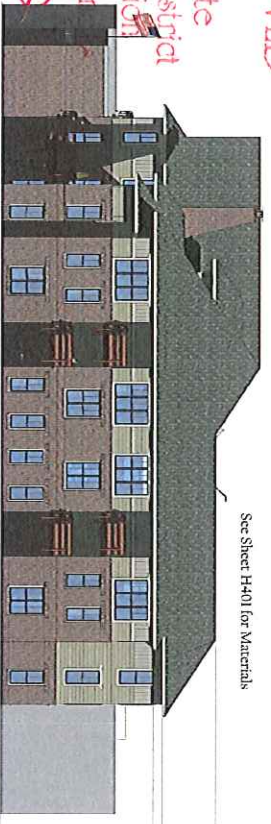
3/32" = 1'-0"



3/32" = 1'-0"

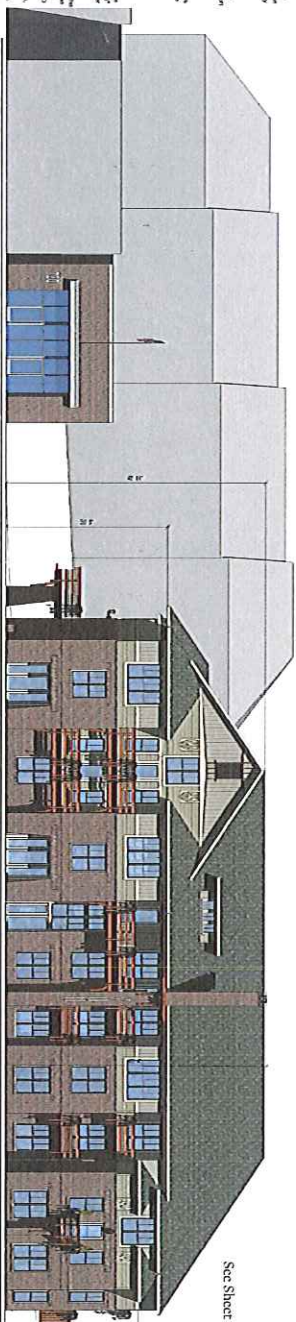


Certificate of Appropriateness
HDC 2013-012



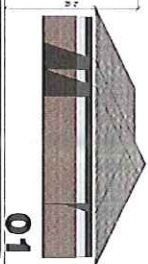
3/32" = 1'-0"

SIDE ELEVATION TOWARDS EXISTING APARTMENT BUILDING & HISTORIC DISTRICT



3/32" = 1'-0"

SOUTH SUMMIT STREET ELEVATION with ADJOINING BUILDINGS (Trees Not Shown)



3/32" = 1'-0"

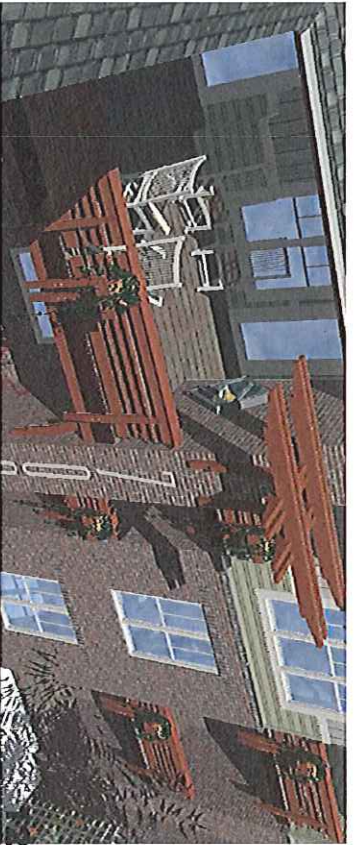
708 SOUTH SUMMIT

HDC 2013-012
RECONING PETITION 2013-022
APPROVED 04/15/13
SOUTH SUMMIT AVENUE
AT MORHEAD AVENUE
CHARLOTTE, NC 28208
FOR
MISSION PROPERTIES, LLC

INCHES HIC REVIEW
DATE 04/07/12
REVISIONS

BUILDING ELEVATIONS
FILE NAME: W2101-01.dwg
DATE: 04/07/12
DRAWN BY: JTB
CHECKED BY: JTB
H201

The Architect/Designer shall be responsible for the accuracy of the information provided in this certificate of appropriateness. The Architect/Designer shall be responsible for the accuracy of the information provided in this certificate of appropriateness. The Architect/Designer shall be responsible for the accuracy of the information provided in this certificate of appropriateness.



COMMONS DECK WITH EXTERIOR FIREPLACE & CHIMNEY

Perspective



COMMONS DECK FIREPLACE WITH VIEW TOWARDS CITY SKYLINE

Perspective

Two Point Perspective



STREET FRONT ELEVATION SHOWING SCALE ELEMENTS, DETAILS & MASSING REDUCTION TOWARD START OF SMALLER PARCELS IN HISTORIC DISTRICT

Perspective

HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS
REQUIRED 10/11/2013

The Architectural Review Board is a public body established by the City of Charlotte, North Carolina, under the authority of the City Charter and Ordinance 37-100. The Board is responsible for reviewing and approving or denying all exterior changes to buildings, structures, signs, and other elements of the built environment within the City of Charlotte. The Board's decisions are final and binding on all property owners and the public. The Board's primary goal is to preserve and enhance the architectural and historic character of the City of Charlotte. The Board's decisions are based on the following criteria: 1. The proposed change is consistent with the City's historic preservation goals and objectives. 2. The proposed change is consistent with the City's architectural guidelines and standards. 3. The proposed change is consistent with the City's historic preservation ordinance. The Board's decisions are based on the following criteria: 1. The proposed change is consistent with the City's historic preservation goals and objectives. 2. The proposed change is consistent with the City's architectural guidelines and standards. 3. The proposed change is consistent with the City's historic preservation ordinance. The Board's decisions are based on the following criteria: 1. The proposed change is consistent with the City's historic preservation goals and objectives. 2. The proposed change is consistent with the City's architectural guidelines and standards. 3. The proposed change is consistent with the City's historic preservation ordinance.

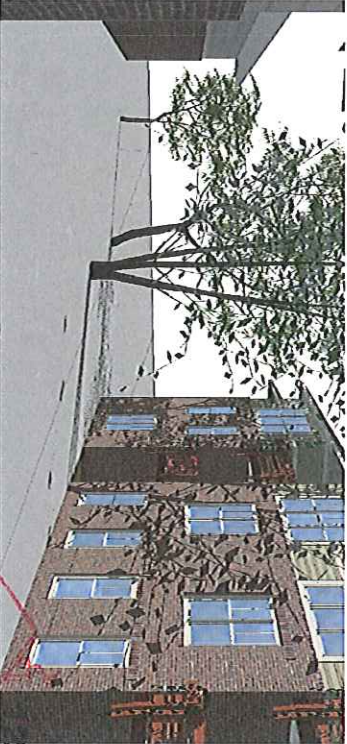
MILLER ARCHITECTURE
 710 NORTH GOUCH STREET, SUITE 1400
 CHARLOTTE, NC 28202
 www.millerarchitecture.com

SUBMITTER
 8400 W. HUNTERS PK
 CHARLOTTE, NC 28226
 704.585.1111

708 SOUTH SUMMIT

HDC 2012-172
 REZONING PETITION 2013-022
 APPROVED 04/15/13
 SOUTH SUMMIT AVENUE
 AT MOREHEAD AVENUE
 CHARLOTTE, NC 28208
 FOR:
 MISSION PROPERTIES, LLC
 HANDBOOK: JACK ELEVINE
 ESTIMATOR: SWITZ
 DIVISIONS

SUMMIT STREET BUILDING DETAILS
 H303



TREE SPACE BETWEEN EXISTING APARTMENT BUILDING & NEW

Perspective



NORTHSIDE EXPOSURE AS VIEWED FROM HISTORIC DISTRICT

Perspective



SIDEWALK VIEW SHOWING SCALE & MASSING REDUCTION TOWARD START OF SMALLER PARCELS IN HISTORIC DISTRICT

Perspective

HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS
REQUIRED 10/11/2013

10/11/2013

708

SOUTH
SUMMIT

HDC 2013-127
REZONING PETITION 2013-022
APPROVED 04/15/13

SOUTH SPANMT AVENUE
AT MOREHEAD AVENUE
CHARLOTTE, NC 28208

FOR
MISSION PROPERTIES, LLC

INSPIRED BY HDC REVIVAL
ISSUE DATE 09/27/12
REVISIONS

PERSPECTIVES
FROM
HISTORIC DISTRICT

H302

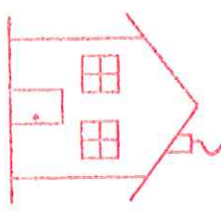
This historical illustration is not intended to represent an actual scene. It is a conceptual drawing of a proposed project and is not intended to be used as a reference for construction. The illustration is provided for informational purposes only and does not constitute an offer of any services or products. The illustration is the property of the artist and is not to be reproduced without the artist's written consent. The artist is not responsible for the accuracy of the information provided in this illustration. The artist is not responsible for the accuracy of the information provided in this illustration.

MILLER ARCHITECTURE
701 NORTH GOUCHER STREET, SUITE 100
CHARLOTTE, NC 28202
704.376.8500
www.millerarchitecture.com

SURVEYORS
R. S. HARRIS & ASSOCIATES, P.A.
Charlotte, NC 28203
C. Dale Williams, No. 02620
www.rsharris.com

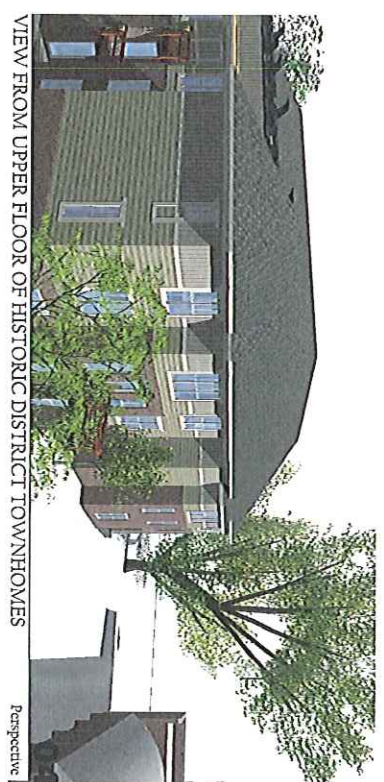
HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS

JK REQUIRED 16/11/2013



APPROVED
 Charlotte
 Historic District
 Commission

Certificate of Appropriateness # HDC 2013-012



VIEW FROM UPPER FLOOR OF HISTORIC DISTRICT TOWNHOMES

Perspective



AERIAL VIEW OF SITE SHOWING ROOFLINE & MASSING REDUCTION TOWARD START OF SMALLER PARCELS IN HISTORIC DISTRICT

Perspective

01

H301

AERIAL PERSPECTIVES

This information is for informational purposes only and is not intended to constitute an offer of insurance or any other financial product. It is not a contract. The actual terms, coverages, amounts, conditions, exclusions, and limitations of any policy are set forth in the policy or contract. Please read the actual policy or contract carefully. This information is not intended to be used for any other purpose and should not be relied upon for any other purpose. The information is provided for informational purposes only and is not intended to constitute an offer of insurance or any other financial product. It is not a contract. The actual terms, coverages, amounts, conditions, exclusions, and limitations of any policy are set forth in the policy or contract. Please read the actual policy or contract carefully. This information is not intended to be used for any other purpose and should not be relied upon for any other purpose. The information is provided for informational purposes only and is not intended to constitute an offer of insurance or any other financial product. It is not a contract. The actual terms, coverages, amounts, conditions, exclusions, and limitations of any policy are set forth in the policy or contract. Please read the actual policy or contract carefully.

MILLER ARCHITECTURE
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 704.377.8200
 www.millerarchitecture.com

PREPARED BY
 MILLER ARCHITECTURE
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 CHARLOTTE, NC 28202
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 www.millerarchitecture.com

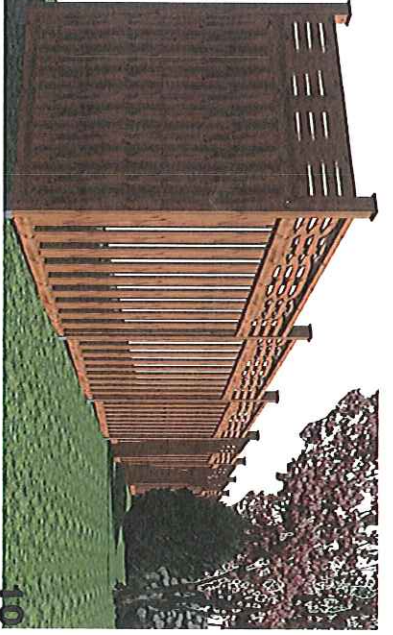
708 SOUTH SUMMIT

HDC 2013-012
 REZONING PETITION 2013-012
 APPROVED 04/25/13
 SOUTH SUMMIT AVENUE
 AT MOREHEAD AVENUE
 CHARLOTTE, NC 28208
 FOR
 MISSION PROPERTIES, LLC
 ARCHITECT: HMC DESIGN
 INSURANCE: DQ/212
 REVISIONS:

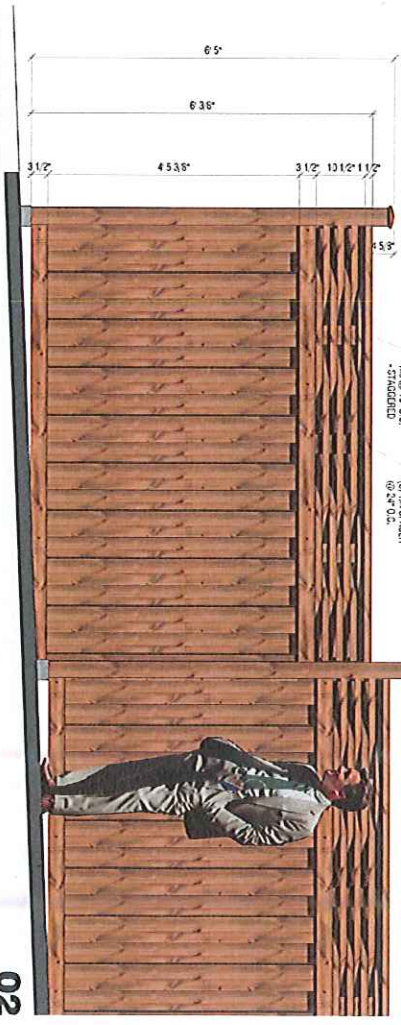
HISTORIC DISTRICT COMMISSION COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS REQUIRED



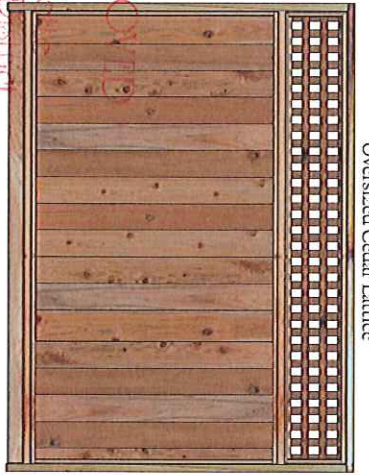
03 BUFFER FENCE ELEVATION at CLASS C BUFFER (Weaver Alternate Shown - Similar Both Sides of Fence) 1/4" = 1'-0"



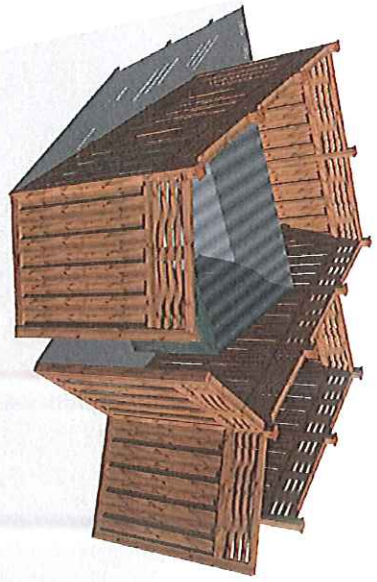
02 FENCE END PANEL VIEW of CLASS C BUFFER (Weaver Alternate Shown) 1/4" = 1'-0"



02 FENCE PANEL DETAIL (Weaver Alternate) 1/4" = 1'-0"



05 Oversized Cedar Lattice



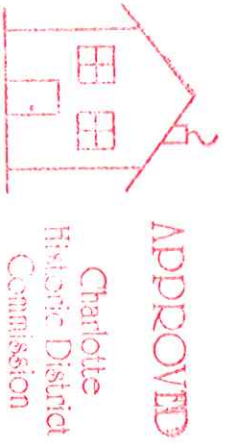
01 DUMPSTER & RECYCLING ENCLOSURE (similar to Fence) 1/4" = 1'-0"

APPROVED

Charlottesville
Historic District
Commission

Certificate of Appropriateness
HD 2013-072

The historical style and appearance of a fence or other structure should be preserved without the use of modern materials or construction techniques. The use of modern materials or construction techniques is not permitted unless the use of such materials or techniques is necessary for the preservation of a historic structure. The use of modern materials or construction techniques is not permitted unless the use of such materials or techniques is necessary for the preservation of a historic structure. The use of modern materials or construction techniques is not permitted unless the use of such materials or techniques is necessary for the preservation of a historic structure. The use of modern materials or construction techniques is not permitted unless the use of such materials or techniques is necessary for the preservation of a historic structure.

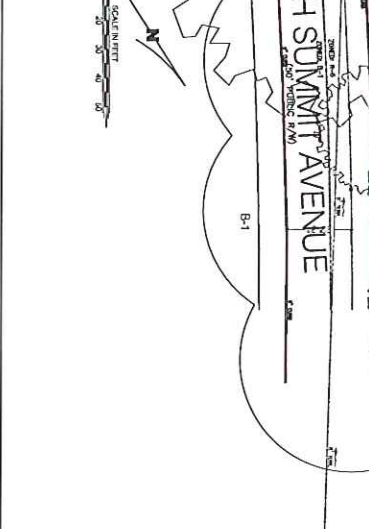


Certificate of Appropriateness #HDC 2013-01

HISTORIC DISTRICT COMMISSION COMPLIANT WITH CERTIFICATE OF APPROPRIATENESS REQUIRED 10/11/2013



CONDITIONAL PLAN



05 CONDITIONAL PLAN 1:301

01 CONDITIONAL NOTES

SITE PLAN COMMENTS & ILLUSTRATIVE SITE PLAN 1 of 2

- SITE PLAN COMMENTS (Revisions in Bold Type)
1. Dimension data table
2. Site Access: 118172 Area (22,000sq)
3. Existing Building: R-5 HO (1950) 10000 sqft...
4. General Provisions
5. Use of Design to be consistent with historic character...
6. Materials: Mill-finish Redwood...
7. Landscaping: Planting of trees and shrubs...
8. Signage: Signage shall be designed to be historically sensitive...
9. Parking: 43 parking spaces...
10. Other:...

MISSION PROPERTIES, LLC
FOR:
118172 AREA
708 SOUTH SUMMIT AVENUE
AT MORHEAD AVENUE
CHARLOTTE, NC 28208
MILLER ARCHITECTURE
715 NORTH CHURCH STREET, SUITE 100
CHARLOTTE, NC 28202