



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDC 2014-062

DATE: May 20, 2014

ADDRESS OF PROPERTY: 617 S Summit Avenue

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07324115

OWNER(S): Summit Homes, LLC

DETAILS OF APPROVED PROJECT: Rear Addition (See exhibit labelled 'Site Plan May 2014'.) and side elevation fenestration changes. (See exhibit labelled 'Side Elevations May 2014'.) New 18'x32' rear facing gable addition will tie onto existing house below the ridge of the roof (See exhibit labelled 'Rear Elevation May 2014'.). Materials (including lapped wood siding, windows, trim, brick, roofing) and details (including window configuration*, soffit/fascia treatment, overhang, brackets, corner boards**) will match existing. This addition does not exceed the Guideline that states no more than 50% of a rear yard can be impervious. No trees will be affected.

*transom window is introduced on the right elevation and on the rear elevation.

**corner board is optional at the joining of the new addition to the existing house.

Applicable Policy & Design Guidelines – Additions - page 36.

1. All additions will be reviewed for compatibility by eight criteria.
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.

Justification and Authority: Projects Eligible for Administrative Approval – page 23.

Work in Rear Yards, including: Additions to the rear of buildings that are neither taller nor wider than the existing structure.

Replacement Windows & Doors, including: Changes in window and door openings on rear and side elevations not substantially visible from the street.

- 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.

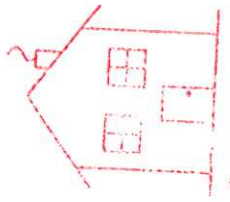


Chairman



Staff

HISTORIC DISTRICT COMMISSION
COMPLIANCE WITH
CERTIFICATE OF APPROPRIATENESS
REQUIRED

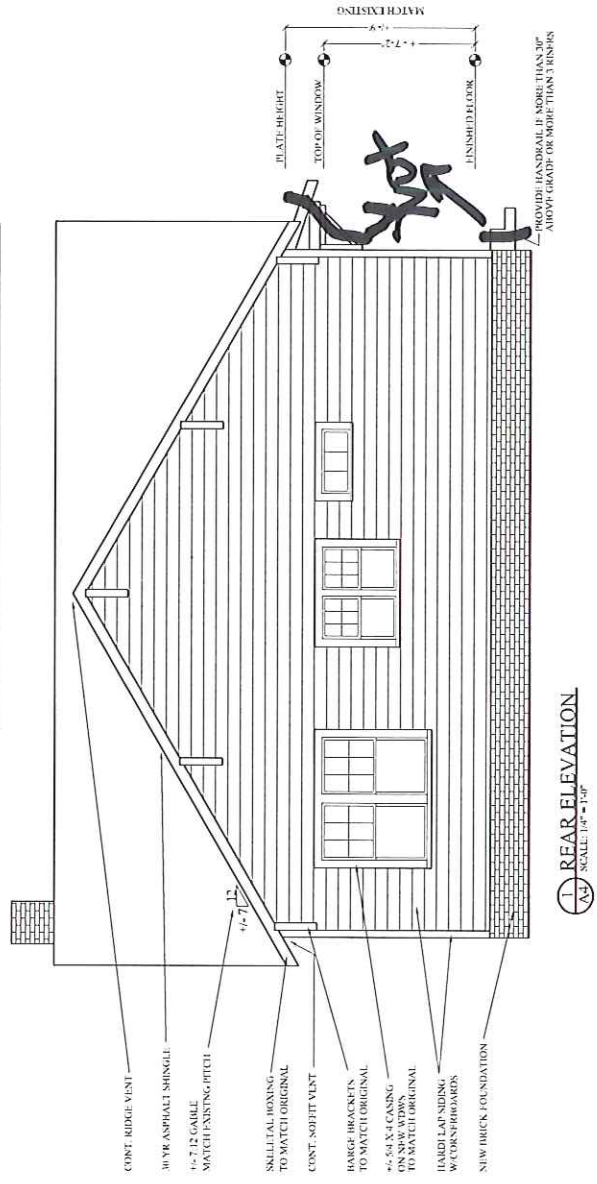


APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness

2³
DRAFTSMAN
MATT JOHNSON
222 W. PARK AVE
CHARLOTTE NC
28203
704.609.3253

#HDC 2014-082

ELEVATION NOTES
1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR INFORMATION ONLY. THE ARCHITECT, BUILDERS, AND CONTRACTORS ARE RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD GRILLS MAY VARY FROM THIS PLAN. THE ARCHITECT, BUILDERS, AND CONTRACTORS ARE RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
3. PROVIDE FLASHING PER CODE AT ALL ROOF WALL CONTACTS AND AT ALL OTHER VERTICAL PENETRATIONS. NO ALLOWANCE FLASHING IS TO BE USED WITH MASONRY.
4. PROVIDE FLASHING PER CODE AT ALL ROOF WALL CONTACTS AND AT ALL OTHER VERTICAL PENETRATIONS. NO ALLOWANCE FLASHING IS TO BE USED WITH MASONRY.
5. USE PREPARED TREATMENT WHERE IN CONTACT WITH MASONRY, CONCRETE OR STONE.

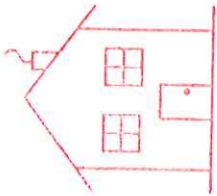


1 REAR ELEVATION
SCALE: 1/4\"/>

PROPOSED RENOVATIONS/ADDITIONS
617 S. SUMMIT AVE
WESLEY HEIGHTS BUNGALOW
CHARLOTTE, NC 28208

Rear Elevation May 2014
617 S. Summit Ave

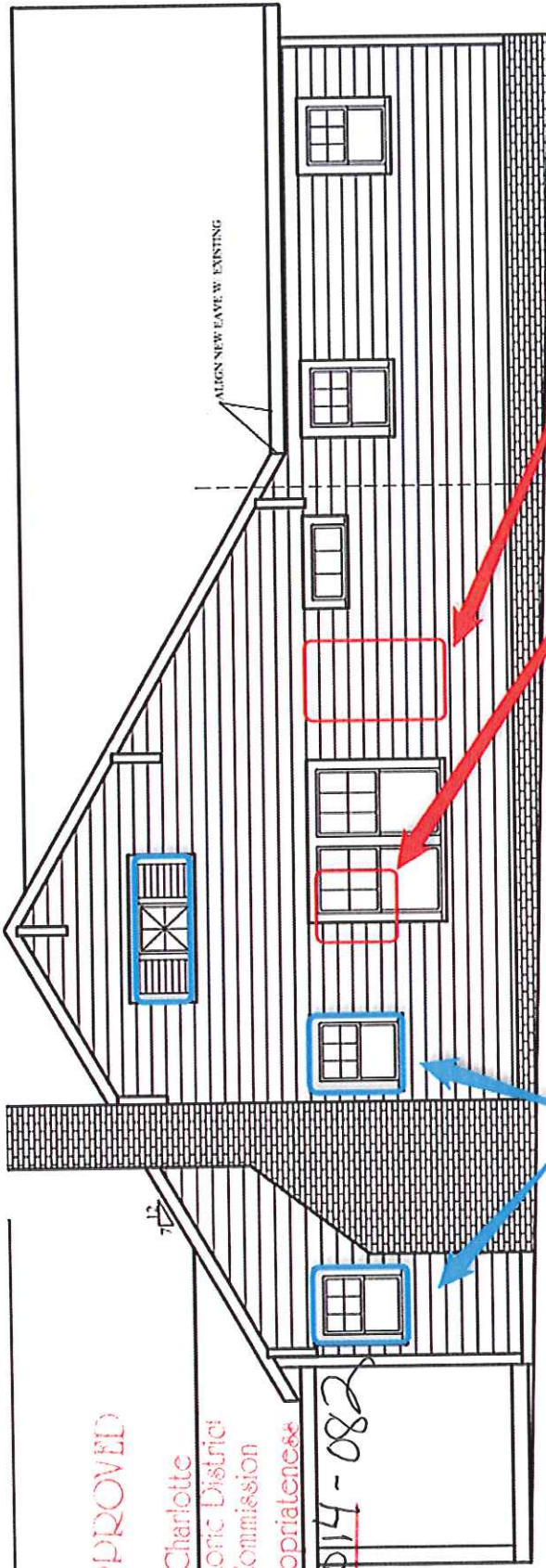
SHEET:
A4
3. 26.14
REV:



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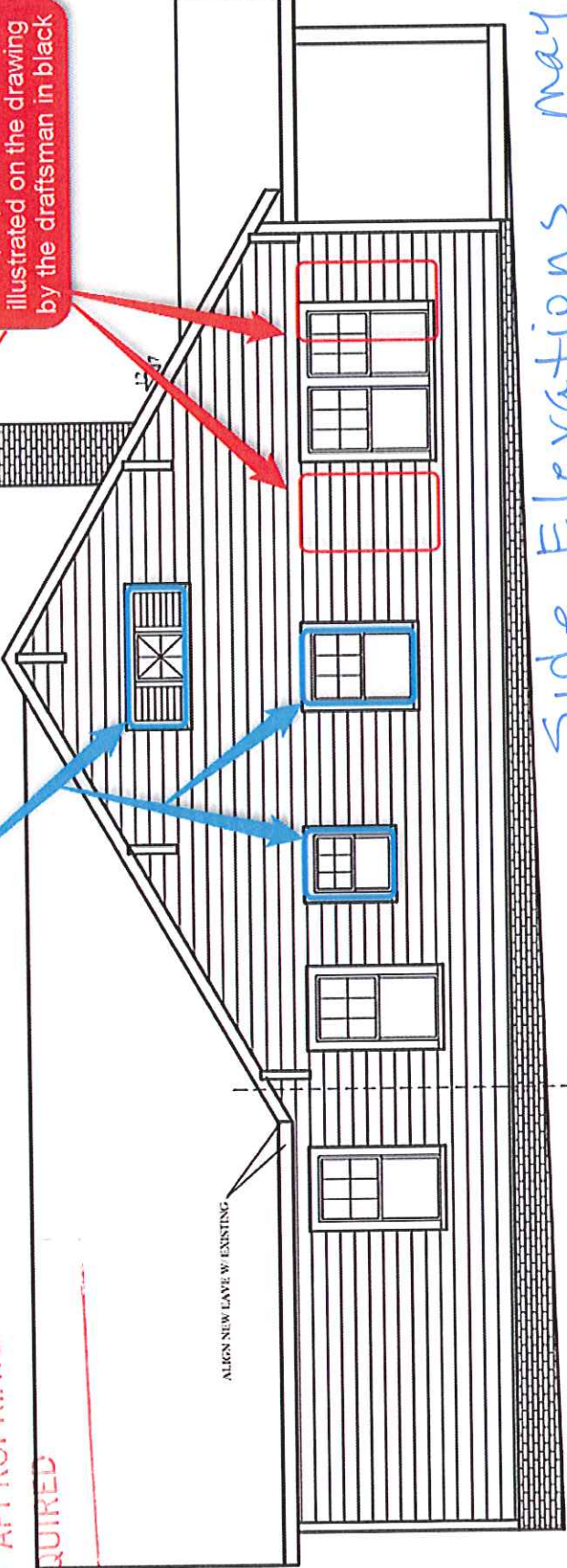


1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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These window are
remaining the same as
original

The red window were on
the original house, but
the location was changed in
proposal.
The new windows
proposed were
illustrated on the drawing
by the draftsman in black

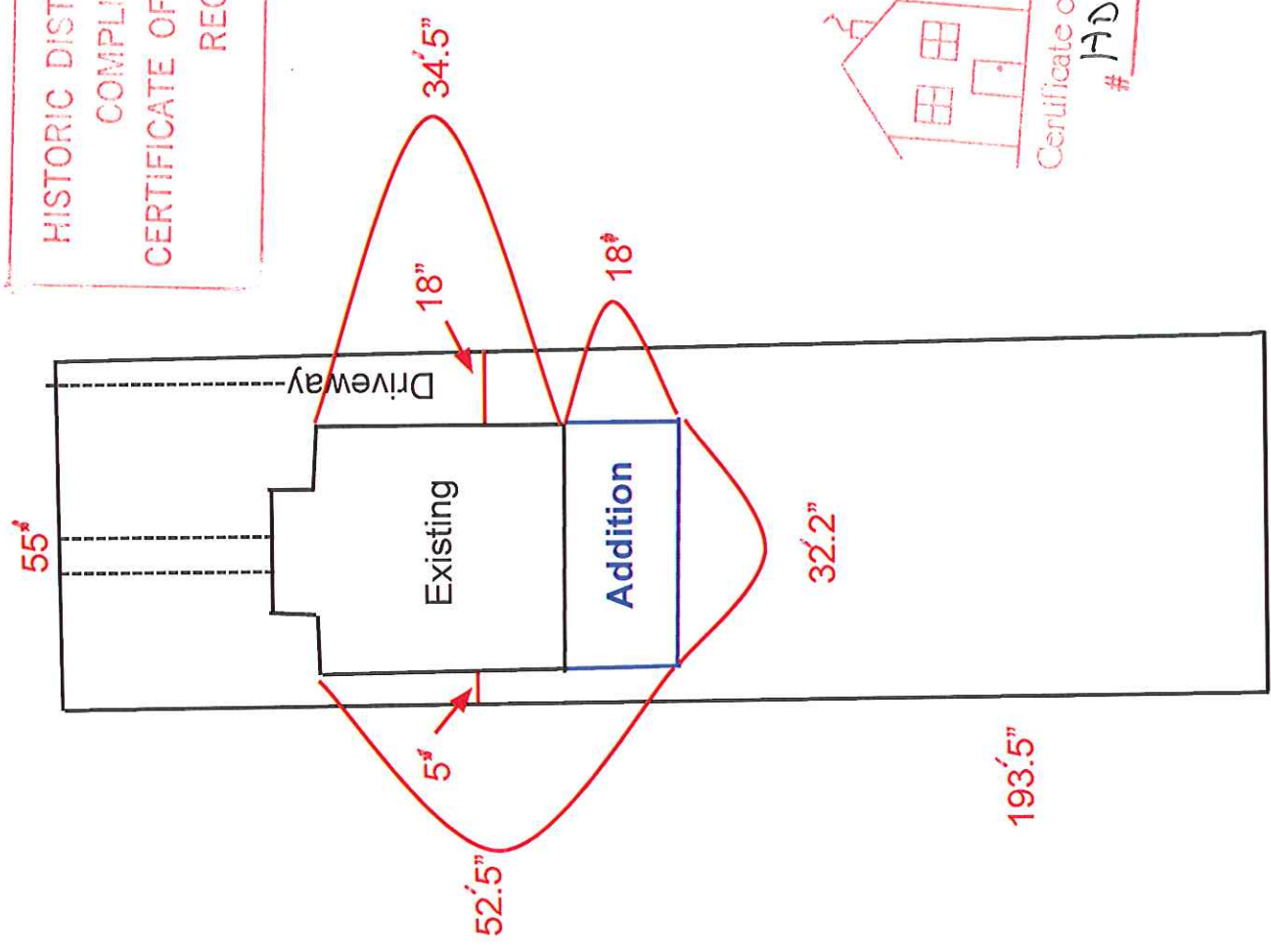


2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING * NEW CONSTRUCTION

Side Elevations
617 S. Summit Ave.
May 2014

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Site Plan May 2014

617 S. Summit Ave.