LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 700 South Summit Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Josh Allison (Jonathan Romero, owner)

**Details of Proposed Request**

*Existing Conditions*
The existing site is a vacant lot. Adjacent structures are multi-family and single family residences. The grade rises 3-4 feet above the sidewalk. There is a mature tree at the rear corner of the site. The Sanborn map from 1953 shows a two story duplex structure on the site.

*Proposal*
The proposal is a two story single family structure. The proposed front setback is 30 feet from the building as noted in the deed. Total height from the finished floor is approximately 27'-7". Materials include brick, cedar siding and wood trim. Windows are wood Simulated True Divided Light (STDL). Other features include eave brackets, exposed rafter tails, wood hand rails and covered rear patio with a metal roof. The applicant is requesting the use of Hardie Artisan lap siding.

**Policy & Design Guidelines for New Construction**

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

**Staff Analysis**
The Commission will determine if the proposal meets the guidelines for new construction.
Romero Residence
Charlotte, NC

Project Status
HDC Submittal
11.30.15

Project Data
Owner:
Jonathan and Carla Romero
Site Address:
700 South Summit Street
Charlotte, NC 28208

Drawings
Survey
EX-1 Adjacent Structures (Same Side of Street)
EX-2 Adjacent Structures (Opposite Side of Street)
A1.0 Site Plan
A1.0.1 Proposed Streetscape Images
A1.1 First Floor Plan
A1.2 Roof Plan
A2.1 Front Elevation
A2.2 Left Side Elevation
A2.3 Rear Elevation
A2.4 Right Side Elevation
A2.5 Perspective
A2.6 Perspective
A2.7 Perspective
A2.8 Perspective
A2.9 Details
A2.10 Details
A2.11 Details
01. Adjacent Structures (Same Side of Street)
01 Proposed Streetscape: Partial Survey Overlay

01 Proposed Streetscape: Composite Image

*NOTE: Streetscape images are approximate and intended to show general relationships to adjacent buildings. See site plan and elevations for exact building location and dimensions.
**Romero Residence**
Charlotte, NC

**Date:** 11.30.16

**Project Status:** HDC Submission

---

**Typical Exterior Material Notes**

- **Foundation:** Concrete footing, columns, and drainage. Non-load-bearing exterior color to be selected by owner and architect.
- **Roof:** Slate roof, slate or shingle, or slate shingles. Set in ashlars, patterns over slabs on grade.
- **Exterior Siding Trim:**
  - Lap siding: 5/8" thick fiber cement hardie panel 6" exposure, install per hip, recommendations.
  - Cedar shingle siding: 3" exposed cedar shingle, painted or stained.
  - Corner boards, wood 2x5, 5/8" nailing or better, stucco or stucco in quarter round, painted.
  - Cedar trim wood 2x5, 5/8" nailing or better, stucco or stucco in quarter round, painted in wood trim cap and quarter round - see detail.
  - Fascia: Shingle, painted, or soffit.
  - Front porch floor, 4" wood 1x6, painted, slope to front edge.
  - All wood exterior siding and trim to be pre-primed.

- **Windows and Doors:**
  - Windows and doors, Jeld-Wen single or double wood windows or doors.
  - Windows shall have 3/8" SDL, Finestra Glazed profile, finish bars permanently attached to interior and exterior face of glass with internal spacer bar between glass. See elevation for muntin bar pattern.

- **Roofing:**
  - Shingles: 1x8 fir fireridge architectural shingles or equivalent.
  - Metal roofing: Prefinished metal panel with standing seams, install per hip, recommendations and all code requirements.
  - Gutters and downspouts: Prefinished half round metal gutter and round downspouts.

---

See material notes and detail sheets for detailed information on exterior materials and sizes. All notes shall be considered typical; see other sheets for additional notes.
Right Side Elevation

1/8" = 1'-0"

CEDAR SHINGLE SIDING
4X6 DECORATIVE BLOCKS
SIMULATED DIVIDED LITE
HUNG WINDOW; SEE DETAIL
BRACKET
2X6 IRON BAND WITH
DRIP CAP
2X8 BAND RAPIDON IN
INS SHINGLE MOULD
TAPERED CEDAR
SHINGLE BASE CAPPED
IN MOULD SILL MOULD
AND 2" APRON
IRON HANDRAIL
BRICK STEPS AND
GRILL HALL

ARCHITECTURAL SHINGLES
EXPOSED NAIL TABS WITH NS
SHINGLE MOULD
STANDING SEAM METAL ROOF
164 BAYORS SPACED @ 10'-0", OVER
VERTICAL IBS; SEE DETAIL
BRICK CHIMNEY BEYOND
SECOND FLOOR ELEV
10'-4"
MID ESOY
NORTH EAST MIC; SEE DETAIL
RECESS SCREENING IN MOULD FRAME
TAPERED POOF COLUMN OVER BRICK
BASE; SEE DETAIL
FIRST FLOOR ELEV
10'-0"
STONE PORCH FLOORING

SEE MATERIAL NOTES AND DETAIL SHEETS
FOR DETAILED INFORMATION ON EXTERIOR
MATERIALS AND SIZES, ALL NOTES SHALL
BE CONSIDERED TYPICAL - SEE OTHER
SHEETS FOR ADDITIONAL NOTES

Date: 11.30.16
Project Status:
HDC Submittal

This drawing is the property of
Josh Allison Architecture, PLLC,
and may not be reproduced or
modified without permission
Copyright © Josh Allison
Architecture, PLLC 2015

Romero Residence
Charlotte, NC
First Floor Plan (1,383 Heated sf)

Date: 11.30.16

Project Status: HDC Submittal

The drawing is the property of Josh Allison Architecture, PLLC. No part may be reproduced, or modified in any form, without written authorization.

Copyright © Josh Allison Architecture, PLLC 2016
LONG-LASTING BEAUTY
Artesia lap siding is at the forefront of innovation and is backed by over 10 years of research and development. Boasting absolute precision in its symmetry and engineered for your local climate, Artesia resists home spread, hurricane force winds, pests, as well as damage from moisture and snow, ice and hail.

Artesia lap siding is a premium exterior product that combines elegant aesthetics with the unlimited durability of James Hardie siding. This unique product line covers the door to unlimited possibilities, bringing architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

Details:
- Class 1 wood-fiber fiber
- Adequate corner trim
- Tongue and groove end provides low profile seams

PRODUCT SPECIFICATIONS

Finish
- Ready to paint
- Weigh painting product last 100% acrylic paint

Size/Weight/Texture
- Length: 12'
- Thickness: 1/4"thick
- Width: 5-1/4 or 4-3/4 exposure 7-1/4 or 6-7/8 exposure
- Weight: 4.55 lb, sq. ft.
- Texture: Smooth or Woodgrain
- Nail lines 1" from the top edge of baseboard

Warranty
- Artesia lap siding is protected by a limited lifetime warranty. WARRANTY: This product replacement warranty is the best in the industry.

Copyright © 2016 Jamar Allison Architecture PLLC
This drawing is the property of Jamar Allison Architecture PLLC, no final carryover, recreation, or modification is permitted without written authorization.