Details of Proposed Request

Existing Conditions
The existing structure is a one story house constructed in 1981. The foundation is slab on grade construction, siding is vertical T1-11 wood. The property is listed as Non-contributing in the Wesley Heights National Register. Adjacent buildings are one and two story. The Sanborn map from 1953 shows a 1.5/1 story duplex 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 finished floor is approximately 28’-8”. Materials include cedar shingles and wood trim. Windows are aluminum clad Simulated True Divided Light (STDL). Foundation exterior is stucco. Other features include wood hand rails and columns. The detached garage is accessed from an alley and connected to the house by a brick breezeway. The design and material palette of the garage reflects the principal structure.

Policy & Design Guidelines for New Construction, page 34
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.
General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted herein. No rearyard or sideyard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
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Private Residence
420 South Summit Avenue
Charlotte, NC

Date: 11/30/2015
Sheet: 429/433

Private Residence
420 South Summit Avenue
Charlotte, NC

EX 1.2
PRELIMINARY

301 Providence Rd
Charlotte, NC 28207
(704) 358 - 1721
www.donduffyarchitecture.com
SOUTH SUMMIT AVENUE

Proposed Street Scape

NOT TO SCALE
Private Residence
420 South Summit Avenue
Charlotte, NC

Detail A
27'-3 11/16" (height above 1st floor subfloor)
28'-7 7/16" (height above media grade)

SCALE 1/4" = 1'-0"

Enlarged Boxing Detail
SCALE 1/2" = 1'-0"

Section Thru Eaves/Parapet
SCALE 1/2" = 1'-0"

Right Side Elevation
SCALE 1/4" = 1'-0"

Rear Elevation
SCALE 1/4" = 1'-0"