



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-168

DATE: 21 July 2015

ADDRESS OF PROPERTY: 316 South Summit

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07101403

OWNER(S): Amy and Justin Parker

APPLICANT: Jason Murphy

DETAILS OF APPROVED PROJECT: Accessory Building. The project is the construction of a two-story detached accessory building with a 570 square foot garage on the first floor and a 480 square foot accessory dwelling unit on the second floor. The building is located in the rear yard and has a footprint of 22' x 29' with a height of 21'-0" from ground to ridge. The cross gable roof has shed dormers on both sides. Siding is wood lap and all windows, doors, trim, and architectural details are wood to match existing on the main house. The wood windows will be STDL in a 4/1 pattern on the first floor and a 3/1 pattern on the second floor. The structure will meet the minimum required setbacks and will not be visible from the street. Approval of any substitute material is not implied. See attached plans.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for accessory buildings (page 53) have been met.

- 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 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

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

600 East Fourth Street

Charlotte, NC 28202-2853

PH: (704)-336-2205

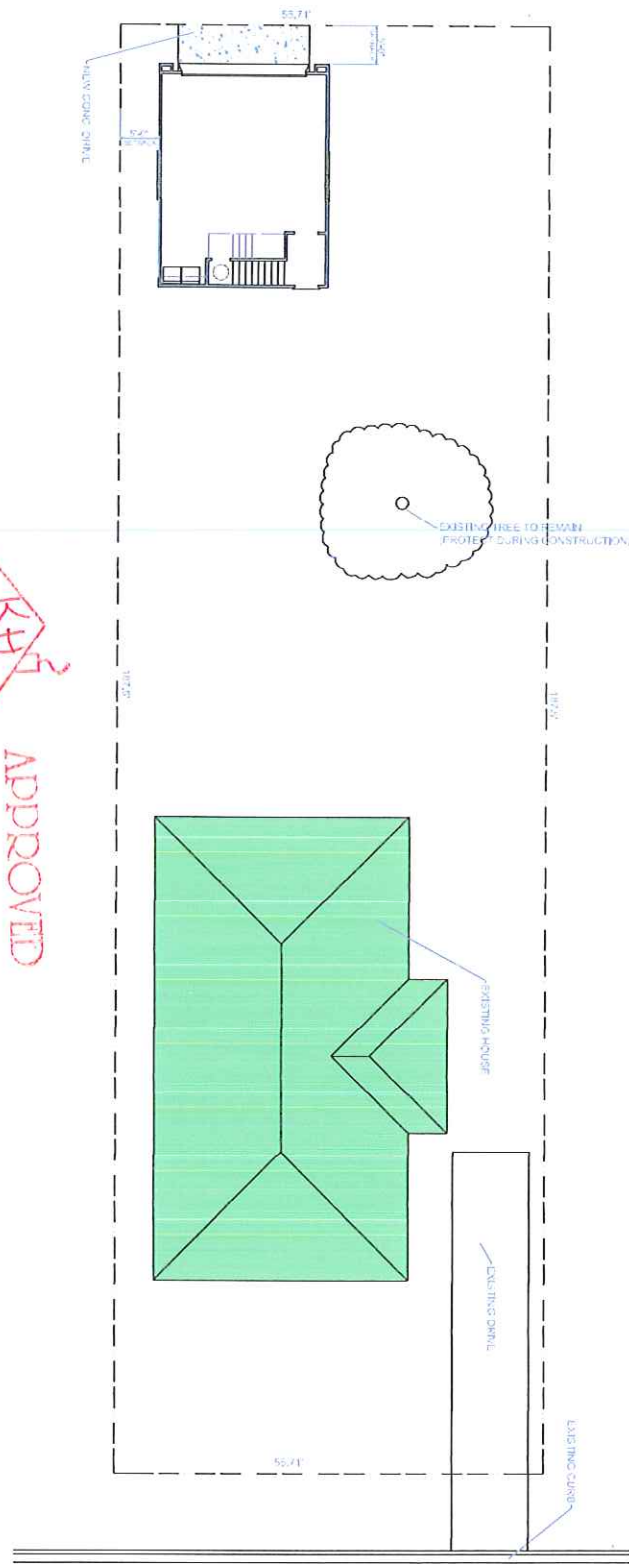
FAX: (704)-336-5122

Side Plan - July 2015

ALLEY

DRAWING INDEX:

- ST - SITE PLAN
- 1 - FOUNDATION PLAN
- 2 - FIRST FLOOR PLAN
- 3 - SECOND FLOOR PLAN
- 4 - FRONT AND LEFT ELEVATIONS
- 5 - REAR AND RIGHT ELEVATIONS
- 6 - DETAILS



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 # HD-2015-168

AREAS:		HEATED	UNHEATED
FIRST FLOOR	78 SQ. FT.	642 SQ. FT.	
SECOND FLOOR	266 SQ. FT.		
TOTALS	594 SQ. FT.	542 SQ. FT.	

S. SUMMIT AV.



APPROVED

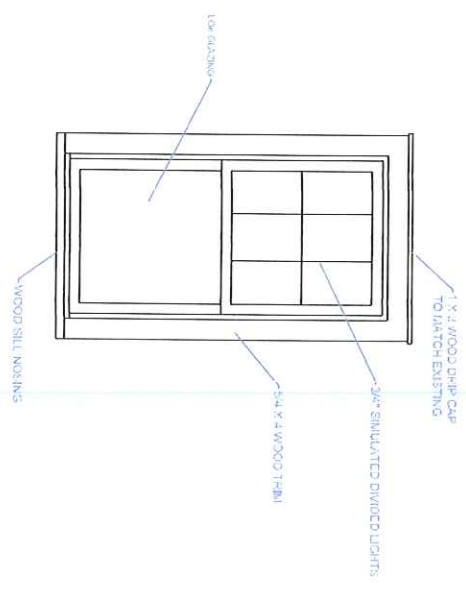
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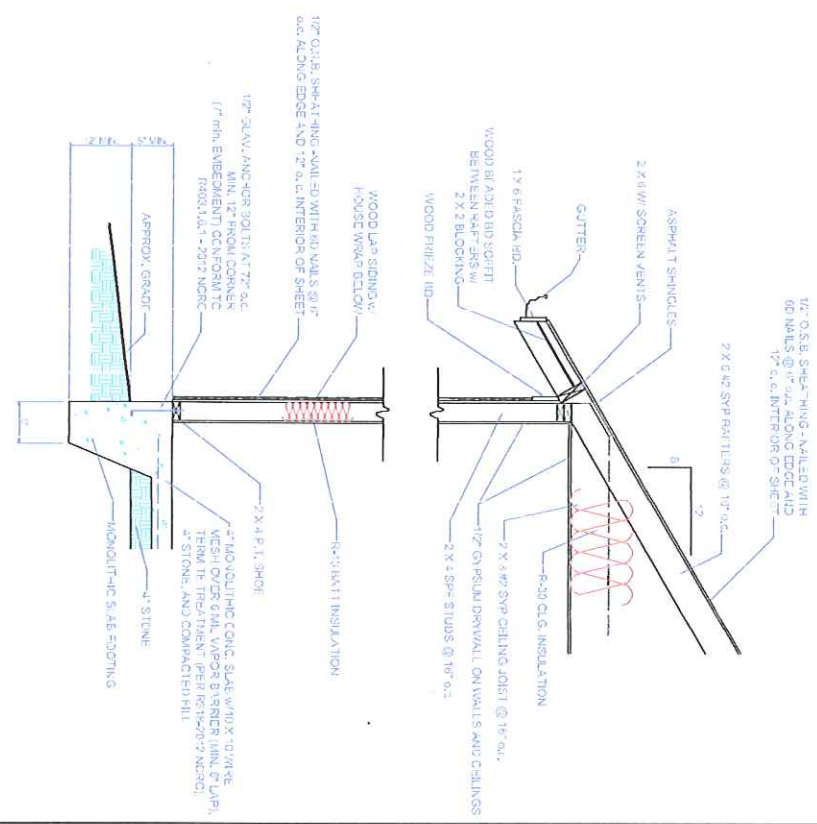
 Commission

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TYPICAL WINDOW TRIM

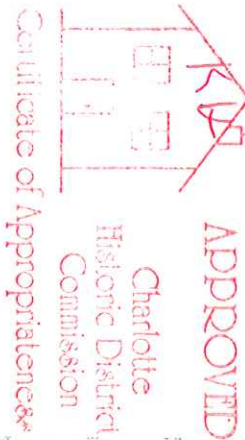


TYPICAL WALL SECTION

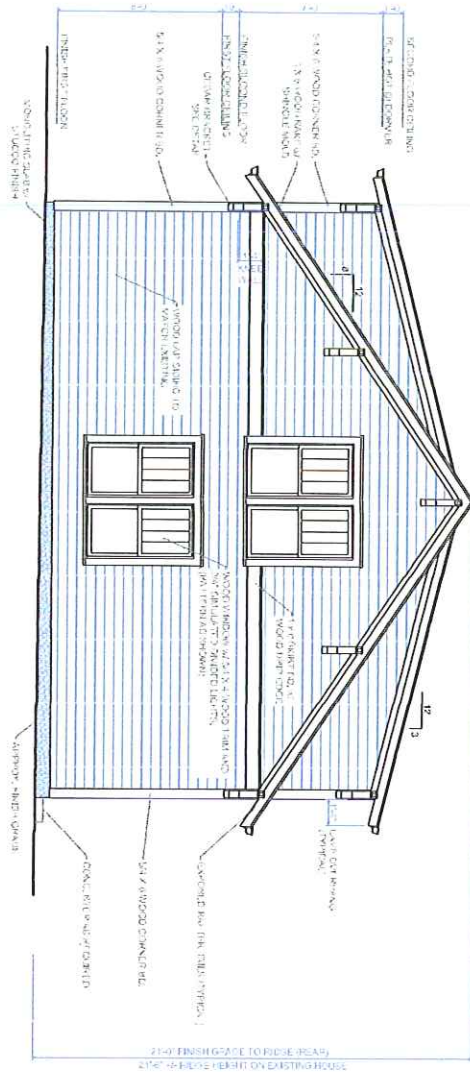
Window Detail and Wall Section - July 2015

Daedalus Properties Charlotte, NC 704-890-3907 Office 704-377-8412 fax	WALL SECTION & WINDOW DETAIL	GARAGE 316 S. SUMMIT DR. Charlotte, NC	DATE: 7-15-15 DRAWN BY: BILL ELMORE CHECKED:	6 OF 6
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OK



REAR ELEVATION $114^{\circ} = 1:0^{\circ}$



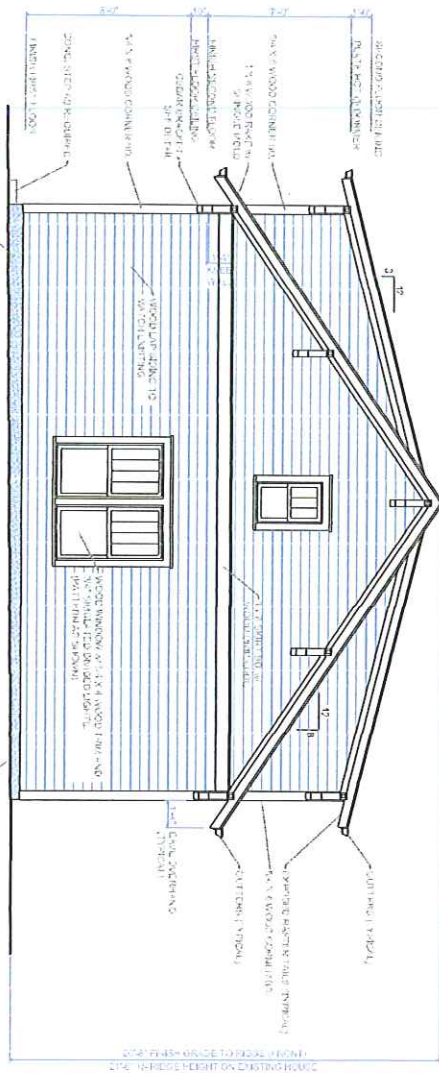
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Contributor of Appropriateness

HDC-2015-168

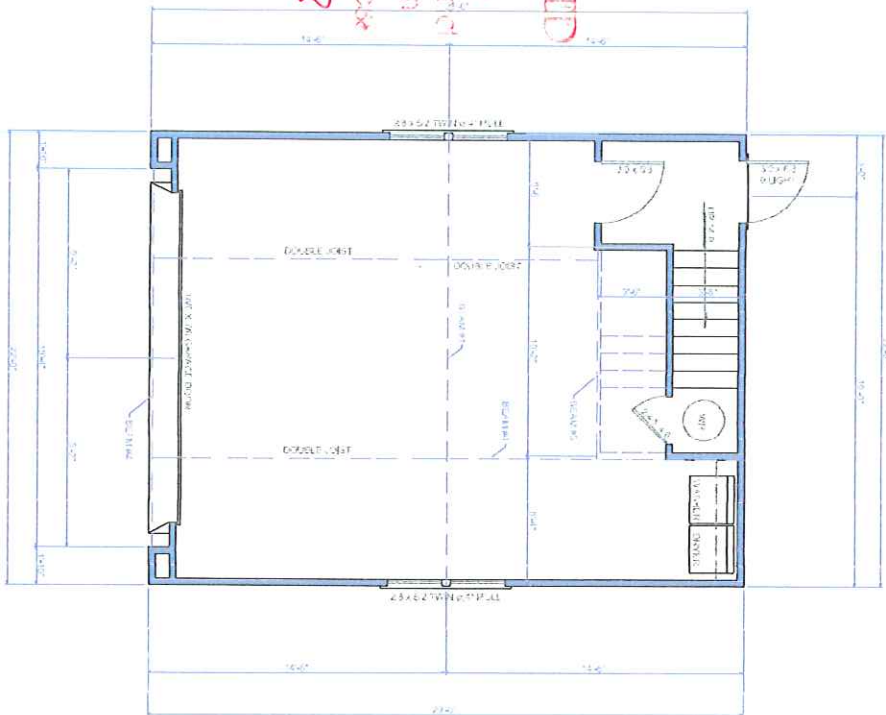
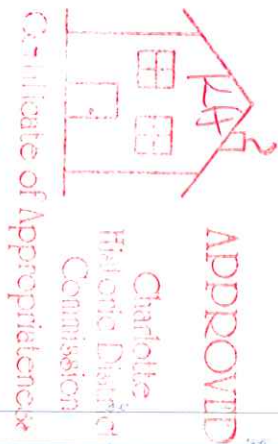


LEFT SIDE ELEVATION



FRONT ELEVATION $1/4" = 1'-0"$

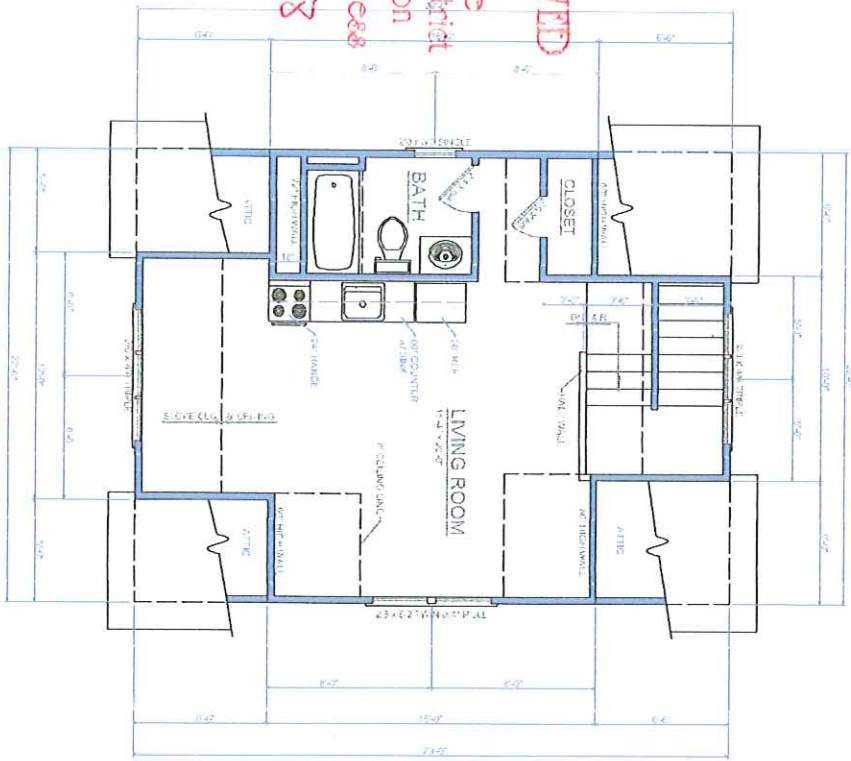
First Floor Plan - July 2015



FIRST FLOOR PLAN 1st & 1st

Second floor plan - July 2015

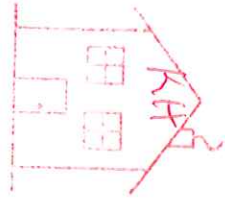
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SECOND FLOOR PLAN 1/2" = 1'-0"
488 SQUARE FEET



THICKEN SLAB FOOTING DETAIL

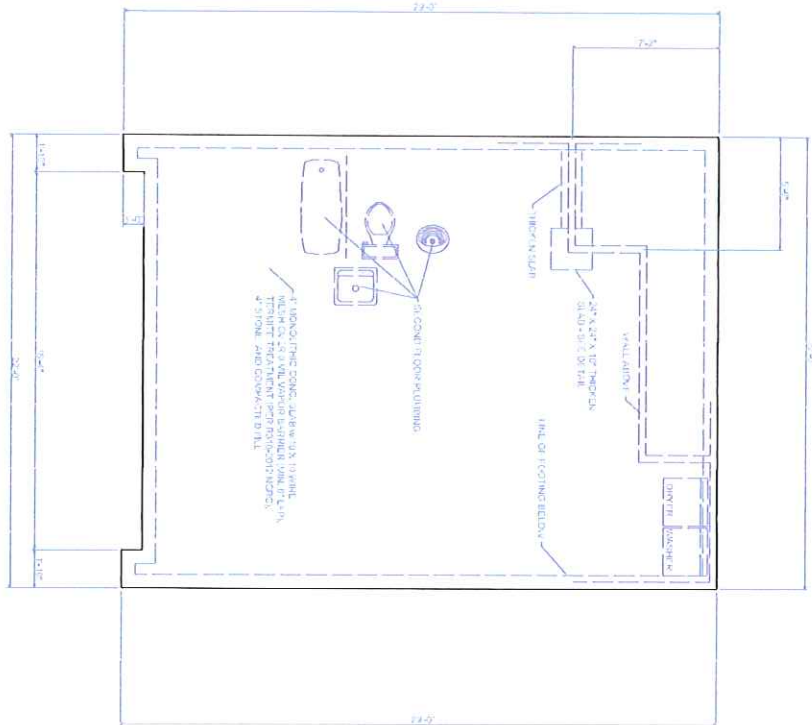


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FOUNDATION PLAN 1/4\"/>

GARAGE
316 S. SUMMIT DR.
Charlotte, NC

FOUNDATION PLAN

Daedalus Properties

Charlotte, NC

704-890-3907 Office

704-377-8412 Fax

1

2-2021 SEE
BILL ELMORE

DIRECT

DATE: 7-13-15

Foundation - July 2015