



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS – AMENDED

CERTIFICATE NUMBER: 2015-286

DATE: February 12, 2016
May 20, 2016 – Amended
August 16, 2016 – Amended

ADDRESS OF PROPERTY: 420 South Summit Avenue

TAX PARCEL NUMBER: 07102409

HISTORIC DISTRICT: Wesley Heights

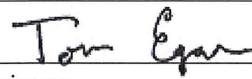
OWNER(S): Randy Watson

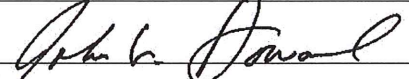
DETAILS OF APPROVED PROJECT: The project is a two story single family structure. The proposed front setback is 30 feet from the building as noted in the deed. Total height from finished floor is approximately 28'-8". Materials include cedar shingles and wood trim. Windows are aluminum clad Simulated True Divided Light (STDL). Foundation exterior is stucco. Other features include wood hand rails and columns. The detached garage is accessed from an alley. The design and material palette of the garage reflects the principal structure. Tree removal and replacement are noted on the site plan. The amended site plan illustrates the addition of a pool, open breezeway connecting the main structure and garage, a sunken patio, a metal fence, and landscaping. See attached plans (amended).

The project was approved by the HDC February 10, 2016.

- 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
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

Staff 

www.charlotteplanning.org
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

ALLOWABLE 'PERMEABLE' CALCULATIONS	
- total rear yard as measured from back of new house = 5,566sf. (allowable 'permeable' area = 1/2 of total rear yard area = 2,784	
- proposed new house lower level plaza, rear porch, grill area s.f. =	379sf
- proposed new pool/spa 4 bench area s.f. =	597sf
- proposed new breezeway s.f. =	223sf
- proposed new garage s.f. =	948sf
- Total proposed s.f. =	2,147sf

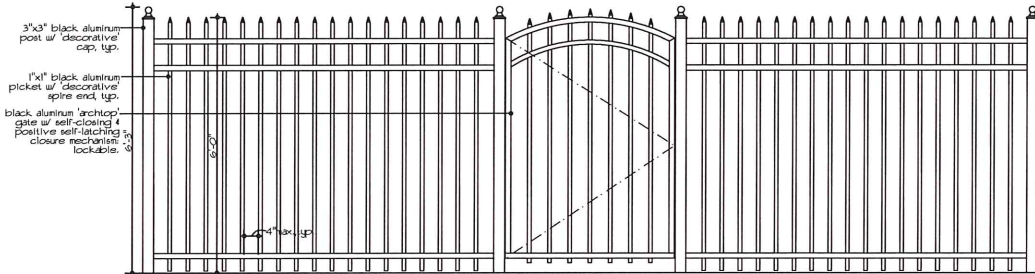
MINIMUM OPEN SPACE (%): 'RE ZONING'
REFERENCE CHARLOTTE ZONING ORDINANCE, SECTION 9.209
- TOTAL LOT AREA: 11256 S.F.
MINIMUM OPEN SPACE (%) = 11256 S.F. x 65% = 7316 S.F. OR 3940 S.F. MAX. NON-OPEN SPACE
- NEW HOUSE FOOTPRINT AREA: 7287 S.F.
- NEW GARAGE FOOTPRINT AREA: 807 S.F.
- NEW DRIVEWAY FOOTPRINT AREA: 714 S.F.
- NEW TOTAL FOOTPRINT AREA: 3908 S.F.

LINE TABLE		
LINE	BEARING	DISTANCE
1	S89°14'21"W	60.00(M)
2		50.00(M)

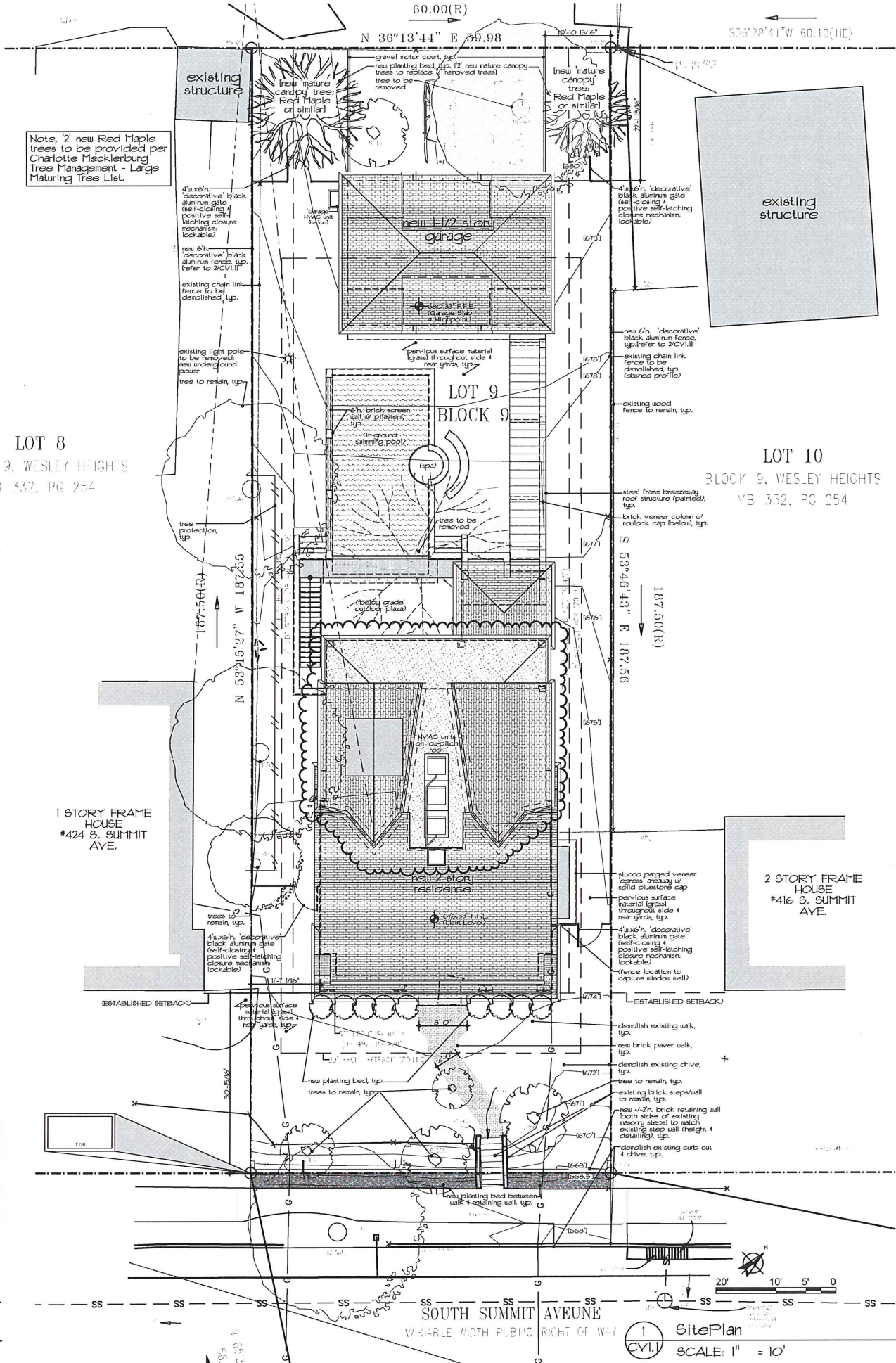
Physical Survey Prepared For:
Randy Watson Holdings, LLC
 420 SOUTH SUMMIT AVENUE
 CHARLOTTE, NC 28202
 REFERENCE: DEED BOOK 17426, PAGE 195
 LOT 9, BLOCK 9, VESLEY HEIGHTS
 MAP 600-332, P. 78-79
 TAX PARCEL: 071-024-09
 TOTAL AREA: 11.256 SQ. FT. OR 0.258 ACRES

Date: June 10, 2016
[Revisions: March 11, 2016
& March 14, 2016]

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
 6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012
 TEL: (704) 829-9623 - FAX: (704) 829-9625
 LICENSE NO. C-2373



2 Landscape Fence Elevation
CVI.1 SCALE: 1/2" = 1'-0"



Private Residence
420 South Summit Avenue
Charlotte, NC

Don Duffy
■ Architecture ■

301 Providence Rd
Charlotte, NC 28207
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www.donduffyarchitecture.com

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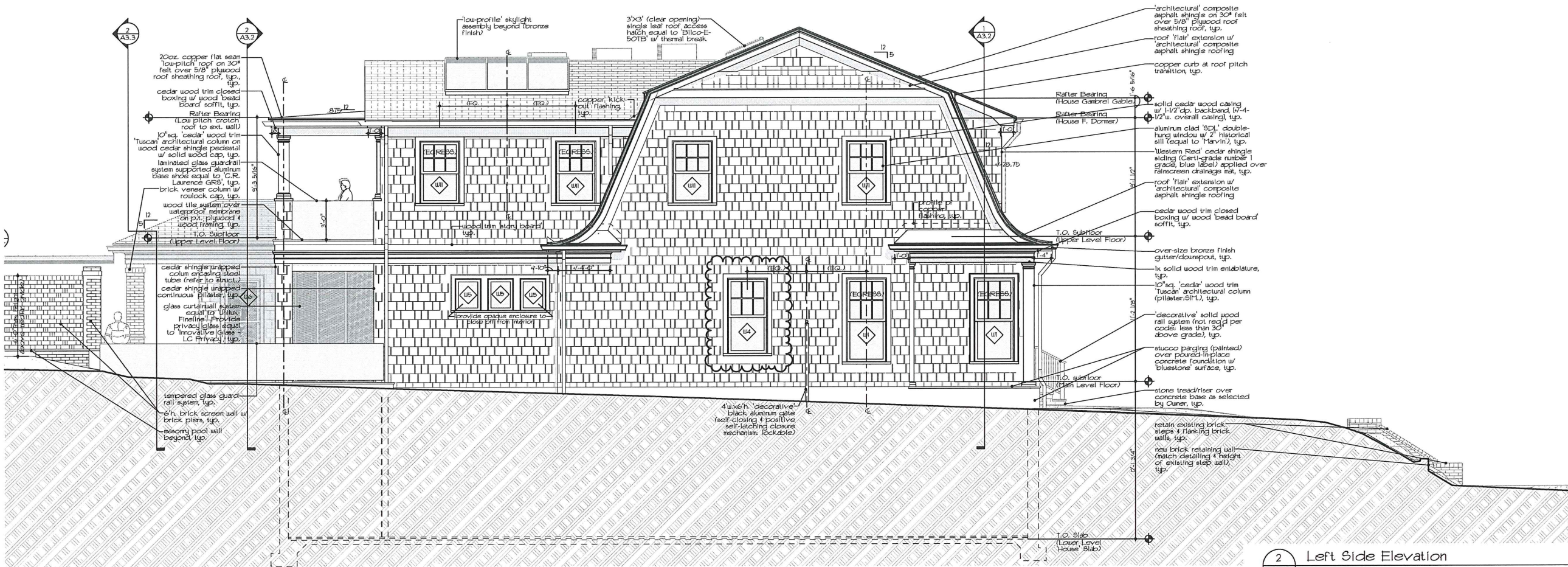
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■ Date: 8/15/2016

■ Revisions:

■ Drawn By: KCM

■ Sheet: **CV1.1**
Private Residence



2 Left Side Elevation
SCALE: 1/4" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
2015-286

Amended August 2016



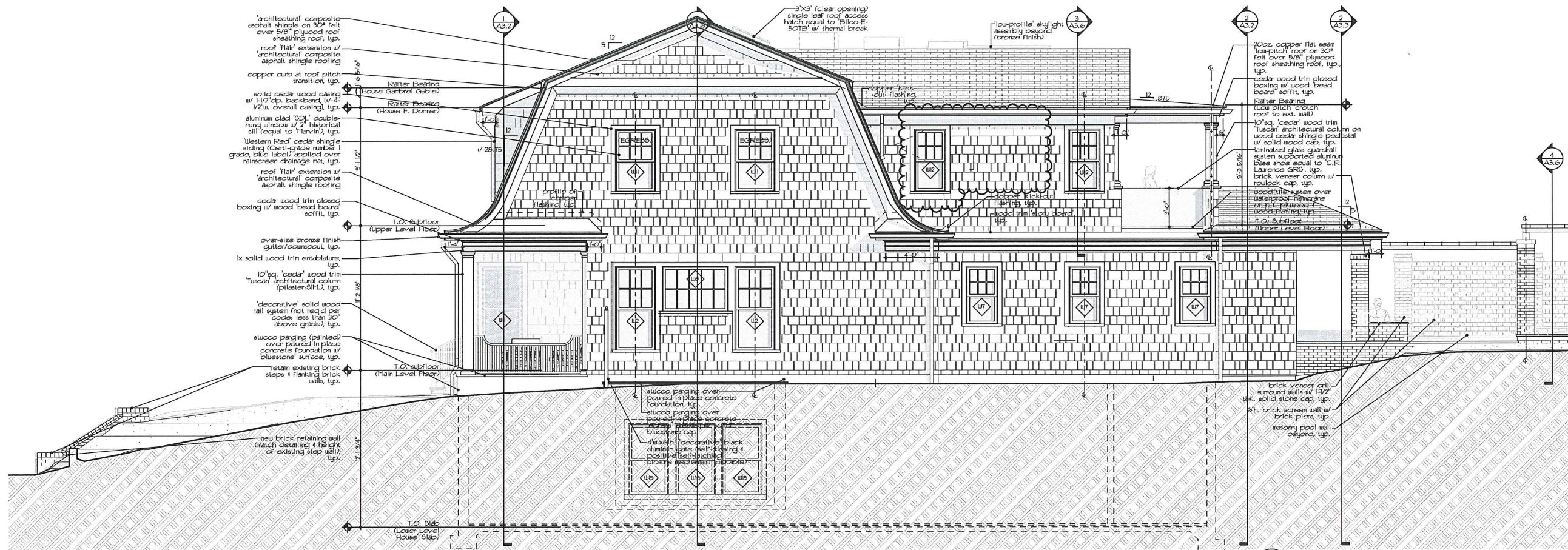
1 Front Elevation
SCALE: 1/4" = 1'-0"

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Date: 8/15/2016
Revisions:
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Sheet: A2.1
Private Residence



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



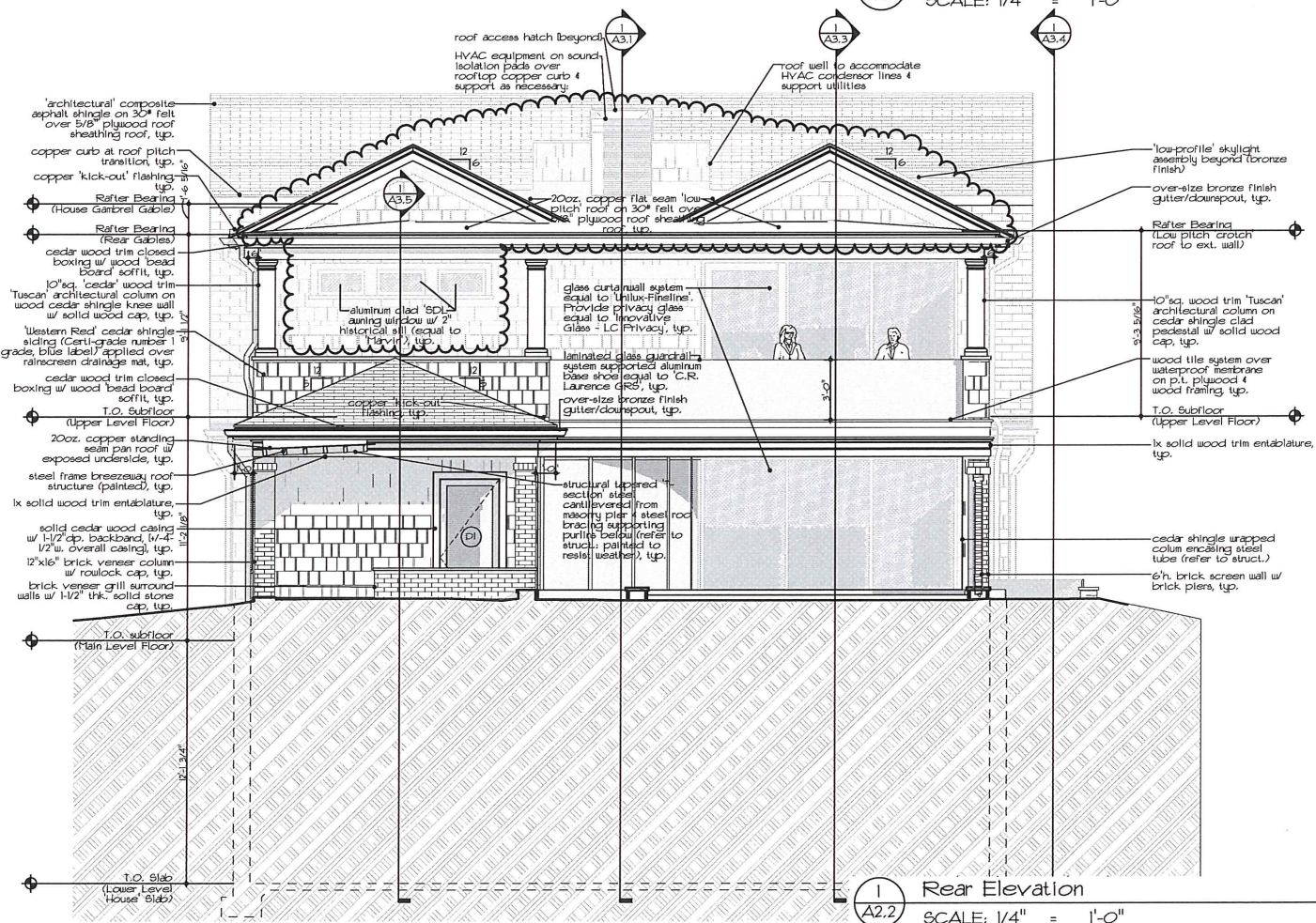
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1 Rear Elevation
SCALE: 1/4" = 1'-0"

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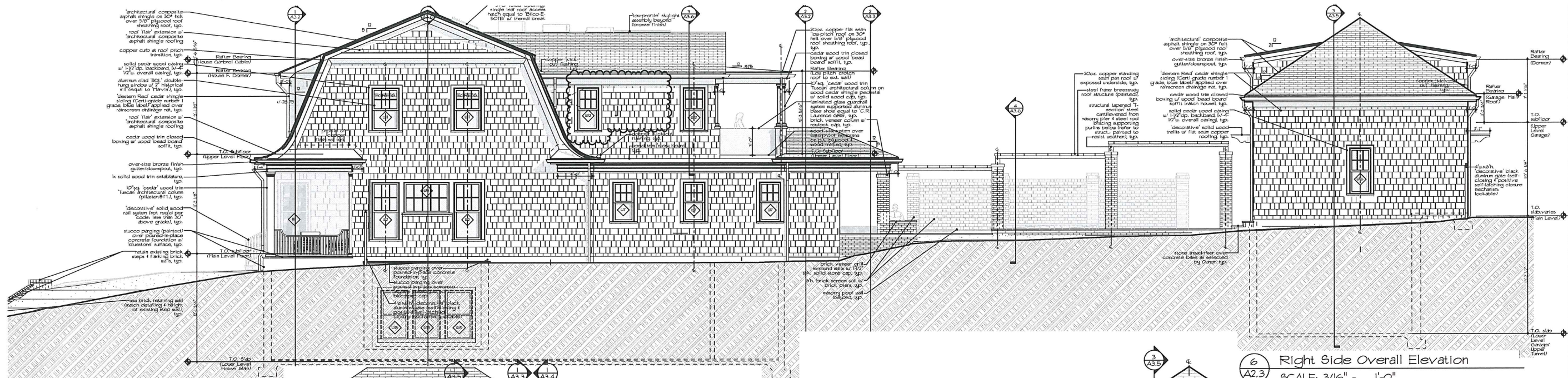
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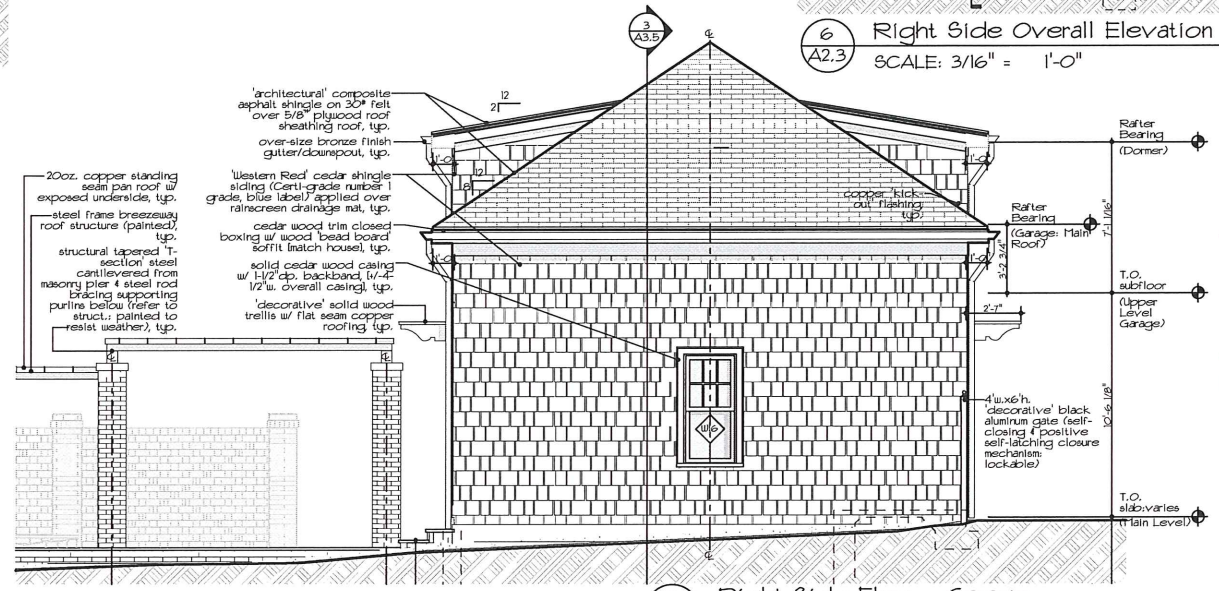
Date: 8/15/2016
Revisions:
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Sheet: A2.2
Private Residence



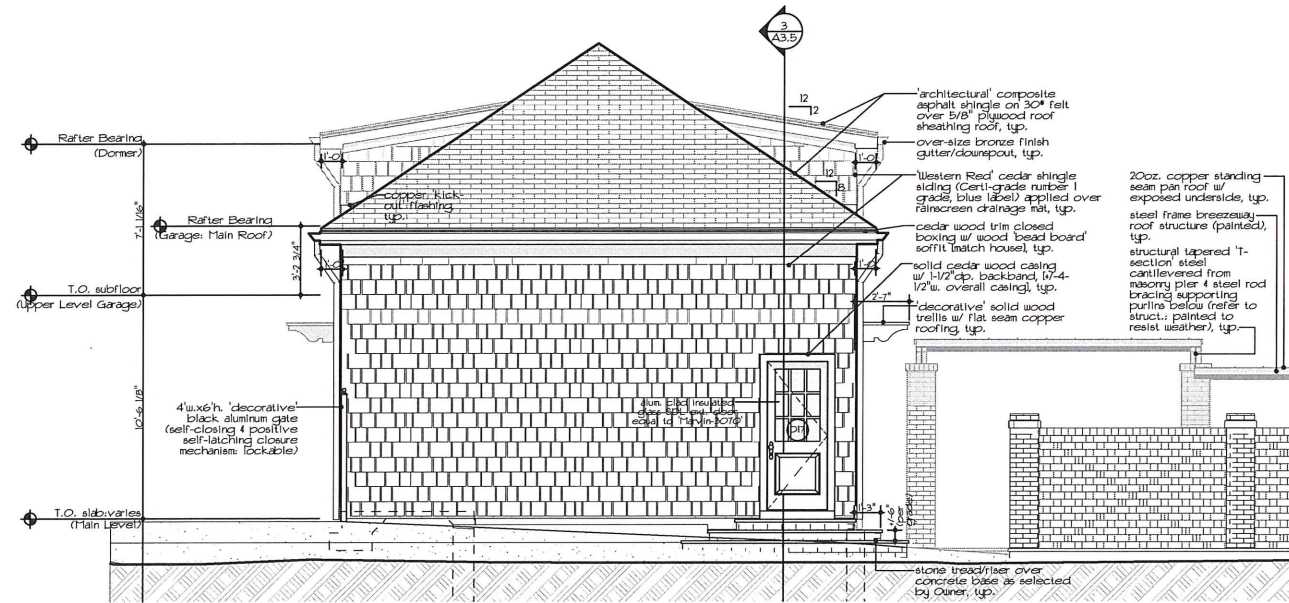
6 Right Side Overall Elevation
SCALE: 3/16" = 1'-0"



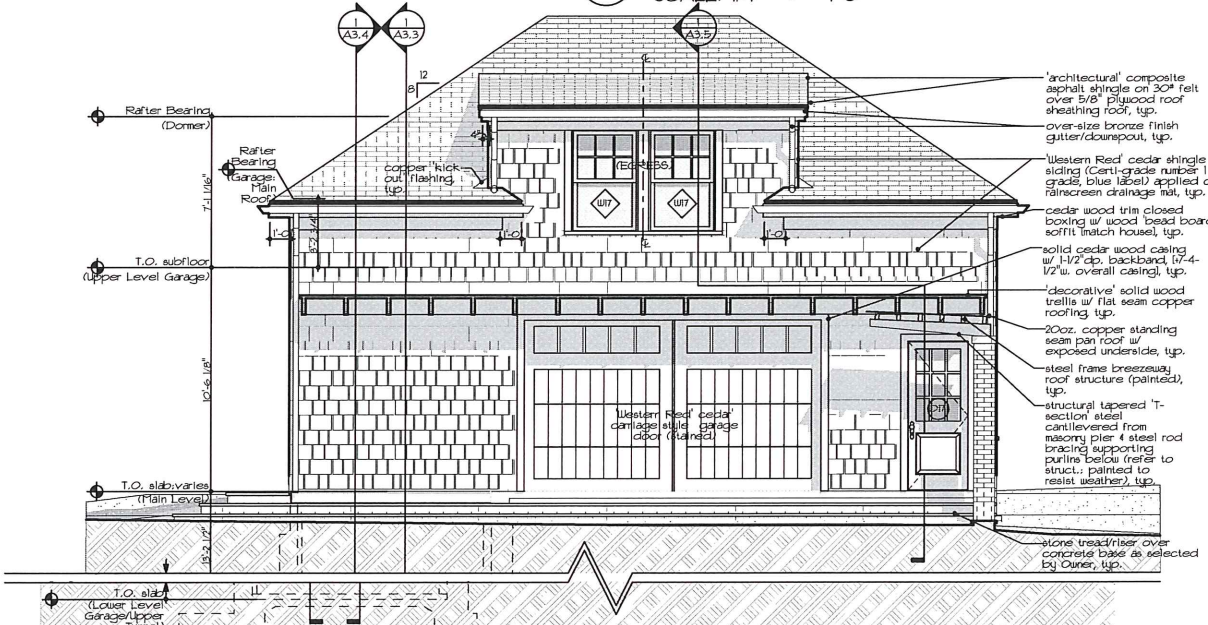
5 Rear Elevation - Garage
SCALE: 1/4" = 1'-0"



4 Right Side Elev. - Garage
SCALE: 1/4" = 1'-0"



3 Left Side Elev. - Garage
SCALE: 1/4" = 1'-0"



1 Front Elevation - Garage
SCALE: 1/4" = 1'-0"

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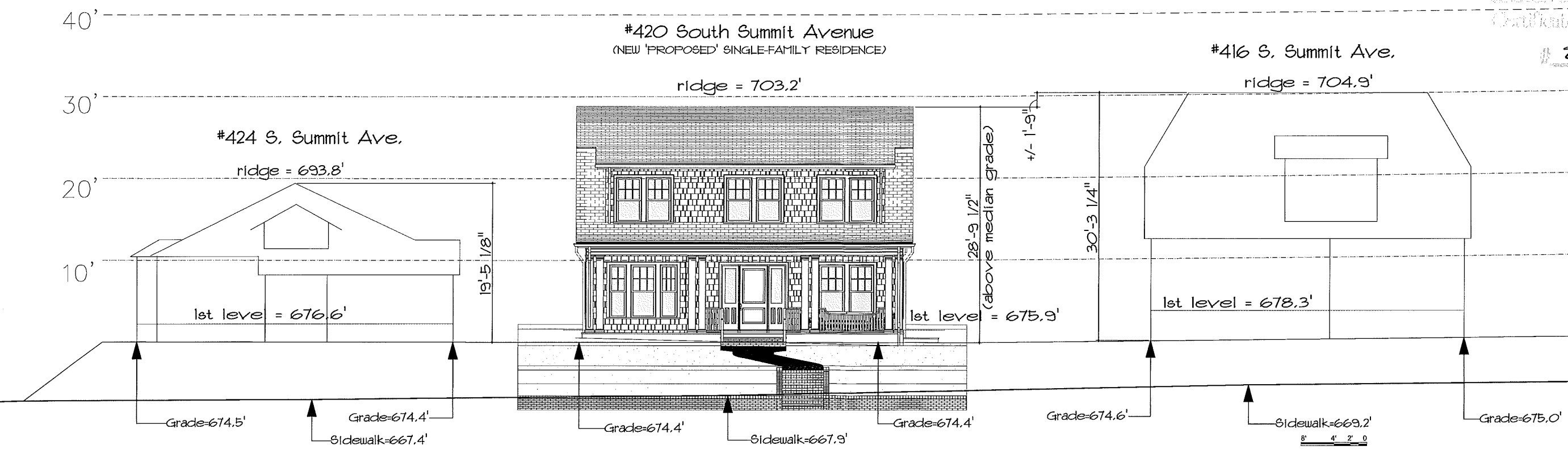
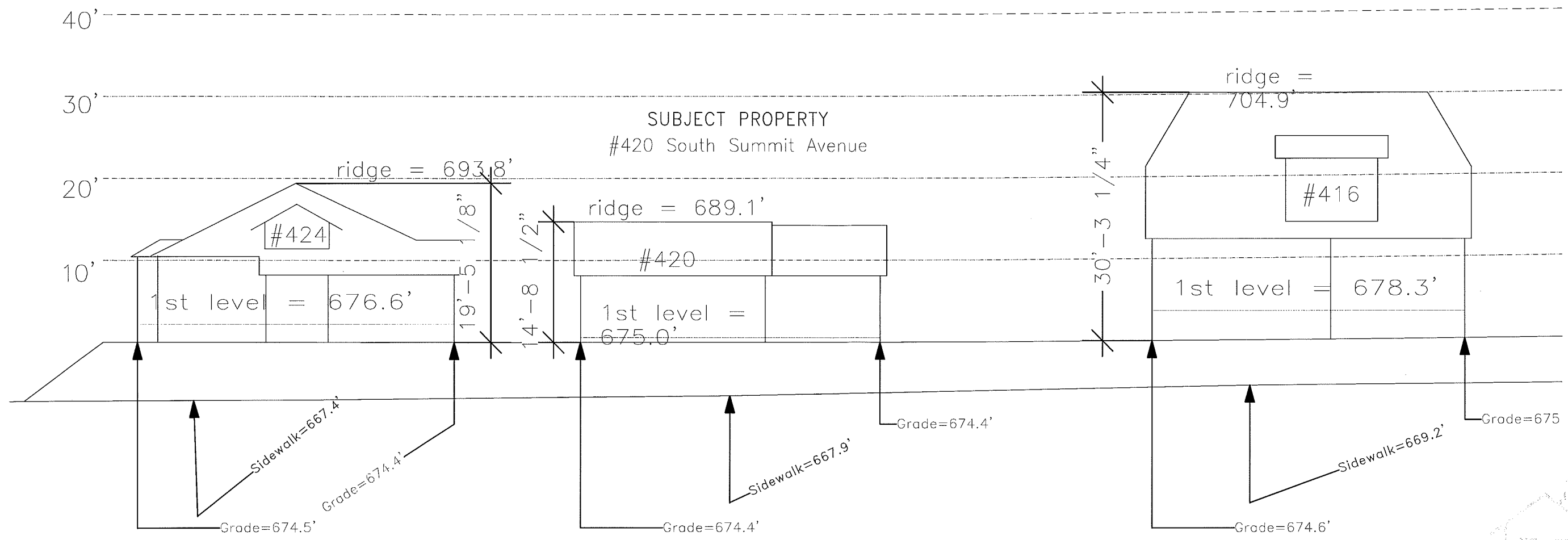
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DATE: 8/15/2016

Revisions:

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Sheet: A2.3
Private Residence



1/A2.0 'Enlarged' Street Scape
NOT TO SCALE

Private Residence
420 South Summit Avenue
Charlotte, NC

ADDRESS
Charlotte
Historic District
Commission
Certificate of Appropriateness

2415-286

PRELIMINARY

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Date: 2/1/2016
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