LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 700 South Summit Avenue

SUMMARY OF REQUEST: New Construction

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

The application was continued for 1) height reduction to 29'-8" or less, 2) specify the front setback location (no more than 2 feet from adjacent house), and 3) move mechanical units to rear yard if feasible.

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. 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 and to locate the mechanical units in the side yard toward the rear and screened per the design guidelines.

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.

Policy & Design Guidelines for Mechanical Units, page 22 and 55
1. Rear yards are the preferred location for mechanical units. Such locations are eligible for administrative approval.
2. Mechanical units are not allowed in the front yards of residential structures, unless the full HDC finds that there is no other technically feasible alternative. In such cases, a screening plan must be approved by the HDC prior to installation.
3. Mechanical units are allowed in side yards, but only if they are adequately screened from the street and adjoining properties in an appropriate manner.

<table>
<thead>
<tr>
<th>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</th>
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<tbody>
<tr>
<td>1. Size</td>
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<td>2. Scale</td>
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<td>3. Massing</td>
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<td>4. Fenestration</td>
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<td>5. Rhythm</td>
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<td>6. Setback</td>
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<td>7. Materials</td>
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<td>8. Context</td>
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<td>9. Landscaping</td>
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**Staff Analysis**
The Commission will determine if the proposal meets the guidelines for new construction.
Romero Residence
Charlotte, NC

Project Status
HDC Submittal (Continuation) 01.04.16

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
Dear Historic District Commission Members,

My name is Shannon Hughes and I am President of the Wesley Heights Community Association and also an avid fan of historic homes and historic districts. I live on Grandin Road and love the Wesley Heights Community. I certainly appreciate all of the work and effort you guys are doing to help improve the process and also maintain the integrity of our historic districts. I can only imagine the difficult task to keep the historic characteristics of these districts relevant while not stifling upgrades for modern living.

Mr. Johnaton Romaro and I met last week to review his home plans and he explained that he has been before the commission. He also wanted me along with several other neighbors to review and confirm that the community feels the new construction is appropriate for Wesley Heights. He explained in the first meeting it was recommended for him to lower the roof line by 4 inches.....Thanks for hearing our concerns a few weeks ago about scale and size. He also mentioned the HVAC unit on the side of the house being a possible issue with the commission.

I would like to assure the commission that having the HVAC unit on the side of the house is not a concern for most residents in the community as many of us have our units on the side because of a lack to place them anywhere else. He explained the unit would be set closer to the back section of the house and would be shielded with shrubbery from the street. I’ve asked several residents if they thought this was a problem. All have agreed that it is not an issue with them. We certainly don’t want to have HVAC units on the front of the house or even in very noticeable areas towards the front part of the structure but towards the back should be of little concern.

I just wanted to ask that you consider Mr. Romero’s request to keep the HVAC on the side of the residence with the provision that he will plant shrubbery, etc. to make it blend into the landscape. We appreciate his trying to build an appropriate home on the vacant lot. It will surely enhance the first block of S. Summit as you enter from West Morehead Street. His attention to detail and historic accuracy supersede many of the new builds that have happened in the community over the past 15 years.

Best Regards,

Shannon Hughes
01. Adjacent Structures (Same Side of Street)
Romero Residence
Charlotte, NC

621 S. Summit
625 S. Summit
629 S. Summit
701-703 S. Summit

Date: 01.04.16

Project Status:
HDC Submission (Continuation)

01. Adjacent Structures (Opposite 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
Typical Exterior Material Notes

MASONRY
- Brick foundation columns and chimney. Non-standard brick, vendor color to be selected by owner and architect.
- Rear porch floor, blue stone set in ashlar patterns over slab on grade.

EXTERIOR SIDING TRIM DETAIL
- Lap siding, 5 1/2" thick fiber cement board. 6" Exposure. Install per mfr recommendations.
- Cedar shake siding, 5" Exposure. Cedar shake, primed or stained.
- Corner boards, 2 x 6, 5/4, NOC or Better SYL. Cypress or Cedar in quarter round-painted.
- Masonry trim wood, 2 x 6, 5/4, NOC or Better SYL. Cypress or Cedar in quarter round-painted.
- Masonry chimney wood, 2 x 6, 5/4, NOC or Better SYL. Cypress or Cedar in quarter round-painted. See details.
- Fascia, shake mold, primed and soffit, painted wood. See details.
- Front porch floor, 4" med. 1 x 6. Painted-slope to front edge.
- All wood exterior siding and trim to be pre-primed.

MATERIALS AND DOORS
- Masonry and doors. Full height shingle siding, solid wood doors.
- Masonry shall have "S" style metal glazed profile Marvin bars permanently attached to interior and exterior face. Glass is high thermal spacer bar between glass. See elevations for Marvin bar pattern.

ROOFING
- Shingles on the gable architectural shingle, cedar. Metal roofing, prefinished metal panel with standing seams. Install per mfr recommendations and all code requirements.
- Gutters and downspouts optional. Metal prefinished half round metal gutter and round downspouts.

ARCHITECTURAL SHINGLE ROOFING
- 2nd Barge Rafter
- Exposed Rafter Tail
- Various Wood Details & Overhangs
- Cedar Shake Roofing
- Second Floor Eave
- 12" Trim board w/ wood drip cap, simulated divided lite wood window.
- Wood sill mold and 2" apron
- Tapered Cedar Shake Base
- First Floor Eave
- 4x6 Decorative Beam Ends & 16" OC

BRIEN BRACKET
- 2nd Barge Rafter
- Exposed Rafter Tail
- Various Wood Details & Overhangs
- Cedar Shake Roofing
- Second Floor Eave
- 12" Trim board w/ wood drip cap, simulated divided lite wood window.
- Wood sill mold and 2" apron
- Tapered Cedar Shake Base
- First Floor Eave
- 4x6 Decorative Beam Ends & 16" OC

See material notes and detail sheets for detailed information on exterior materials and sizes. All notes shall be considered typical. See other sheets for architectural notes.

Date: 01.04.16

Project Status: HDG Submittal
(Continuation)

2.1

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DECEMBER 2015

Romero Residence
Charlotte, NC

Date: 11.30.16

Project Status: HDC Submital

Copyright & Josh Allison Architecture, PLLC, 2016
Romero Residence
Charlotte, NC

Date: 11.30.15

Project Status:
HDC Submittal

DECEMBER 2015

Rear Elevation
1/8" = 1'-0"
First Floor Plan (1,383 Heated sf)

Date: 01.04.16

Project Status:
HDG Submittal (Construction)

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LONG-LASTING BEAUTY
Artsen lap siding is at the forefront of innovation and is backed by over 15 years of research and development. Boasting absolute precision in its symmetry and engineered for your local climate, Artsen resist extreme spread, hurricane force winds, pests, as well as damage from moisture and rot, ice and hail.

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

Detail:
- Distinctively crisp shadow lines
- Ability to trim corners
- Tongue and groove sets provide low profile ends

PRODUCT SPECIFICATIONS

<table>
<thead>
<tr>
<th>Finish</th>
<th>Warranty</th>
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<tbody>
<tr>
<td>Ready to Paint</td>
<td>Artsen lap siding is protected by a 30-year limited/extended warranty. This product replacement warranty is the best in the industry.</td>
</tr>
<tr>
<td>Paint  product, use 100% acrylic paint</td>
<td></td>
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Size/Weight/Thickness:
- Length: 12'  
- Thickness: 0.08"  
- Width: 5 5/8" (exposure) 7 1/8" (full exposure) 8 5/8" (full exposure)  
- Weight: 48 lbs/100 sq. ft.  
- Texture: Smooth/Weathered  
- Nail line is 1" from the top edge of the board.
Romero Residence
Charlotte, NC

Date: 01.04.16

Project Status: HDC Submittal (Continuation)

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Porches Details
3/4" = 1'-0"
Overhang Details

3/4" = 1'-0"

Bracket Detail

3/4" = 1'-0"

Rake

ARhitectural Shingles

R3 Shingle Mold

2x6 Barge Rafter

6" V-Groove 116 degree set down to allow 3/8" roof deck to overlay

BED MOLD

5/4 X 4

5/8" - SEE ELEV

Slopen

ARhitectural Shingles

5/4 X 4

1" airspace with corevent but shipln if vented above

BED MOLD

6" V-Groove 116 degree set down to allow 3/8" roof deck to overlay

R3 Shingle Mold

2x6 Rafter Tail

2x6 Barge Rafter Beyond

5/8" - SEE ELEVATION

Date: 01.04.16

Project Status:

HDC Submittal (Continuation)

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