LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 420 South Summit Avenue

SUMMARY OF REQUEST: New Construction

OWNER/APPLICANT: Don Duffy

The application was denied December 9, 2015 for 1) Size – the relationship of the project to its site. The house and garage are too large for the site, 2) Scale – The relationship of the building to those around it. The house should be no taller than the tallest existing house, 3) Massing – The relationship of the building’s various parts to each other. The house is wider than other houses on the block, 4) Context – the overall relationship of the project to its surroundings. The applicant has submitted a new application for review. The Commission will determine if the project has been substantially redesigned and now meets the guidelines for new construction.

Details of Proposed Request
Existing Context
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.

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.

The summary of revisions includes:
1. Reduction in the size of the garage.
2. Increase in pervious area in the rear yard.
3. Reduction in the width of the house from 48’ to approximately 38’-6”.

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.

<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. <strong>Size</strong></td>
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<td>2. <strong>Scale</strong></td>
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<td>3. <strong>Massing</strong></td>
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<td>4. <strong>Fenestration</strong></td>
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<td>5. <strong>Rhythm</strong></td>
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<td>6. <strong>Setback</strong></td>
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<td>7. <strong>Materials</strong></td>
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<td>8. <strong>Context</strong></td>
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<td>9. <strong>Landscaping</strong></td>
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**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for new construction.
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the publics shown herein. This map is not intended to meet G.S. 47-30 recording requirements.

This 30th day of November 2015.

ANDREW C. ZOUTEWELLE
Professional Land Surveyor
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Building Heights Sketch of
SOUTH SUMMIT AVENUE 400 BLOCK
FACING NORTHWEST - EVEN SIDE
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
November 24, 2015

Scale 1" = 20'
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Private Residence
420 South Summit Avenue
Charlotte, NC

Prepared By: KCM

Private Residence
420 South Summit Avenue
Charlotte, NC

© Don Duffy Architecture
301 Providence Rd
Charlotte, NC 28207
(704) 358 - 1878
(704) 358 - 1721
www.donduffyarchitecture.com

Date: 1/20/16

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Sheet: 3/4

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EX1.2