LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 604 South Summit Avenue

SUMMARY OF REQUEST: Addition of more than 25% of original structure, mature tree removal

APPLICANT: Jason and Emily Clark

Details of Proposed Request

Existing Conditions
The existing structure is a one story Cottage style house constructed in 1937. It is listed as a contributing structure in the Wesley Heights National Register of Historic Places. Adjacent structures are a mix of one and two story homes.

Proposal
The proposal is a rear addition that is not visible from public right of way. The project requires the removal a small storage area and porch on the rear. Siding, windows and trim details with match the existing house in material and size. Two mature trees will be removed to accommodate the addition.

Policy & Design Guidelines for Additions, page 36
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:
   a. Size
   b. Scale
   c. Massing
   d. Fenestration
   e. Rhythm
   f. Setback
   g. Materials
   h. Context

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis:** The Commission will determine if the proposed improvements meet the design guidelines for size, scale, massing, fenestration, rhythm, materials and context.
HOME ADDITION for
JASON & EMILY CLARK
CHARLOTTE, NORTH CAROLINA

OWNER:
JASON & EMILY CLARK
604 South Summit Avenue
Charlotte, NC 28208
704-806-3387

DRAWING SCHEDULE:

IN0.0 COVER SHEET
IN1.0 SITE PLAN, EXISTING & NEW
IN2.0 DEMOLITION & NEW CONSTRUCTION
IN3.0 NEW ROOF PLAN, DEMO & NEW
IN4.0 SCHEDULES
IN5.0 EXTERIOR ELEVATIONS, EXISTING
IN6.0 EXTERIOR ELEVATIONS, NEW
IN7.0 FURNITURE PLAN

PROJECT CONTACTS

<table>
<thead>
<tr>
<th>TRADE</th>
<th>NAME</th>
<th>CONTACT</th>
<th>LOCATION</th>
</tr>
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<tbody>
<tr>
<td>Contractor</td>
<td>M. Pete, Inc.</td>
<td>704-614-8017</td>
<td>Charlotte, NC</td>
</tr>
<tr>
<td></td>
<td>Pete Mangum</td>
<td><a href="mailto:Mpeteinc@aol.com">Mpeteinc@aol.com</a></td>
<td></td>
</tr>
<tr>
<td>Designer</td>
<td>LiveSmart Design, LLC</td>
<td>980-213-1911</td>
<td>Charlotte, NC</td>
</tr>
<tr>
<td></td>
<td>Carolyn Cook</td>
<td><a href="mailto:carolyn@livesmartdesign.com">carolyn@livesmartdesign.com</a></td>
<td></td>
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</tbody>
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SITE LOCATION

LiveSmart Design
Charlotte, NC 28205
C: 980-213-1911

Project No: 186
Date: 4/11/16
NOTES

1. Windows and doors shall be trimmed to match original home.
2. Siding and cornerboard shall be matched to original home in style and dimension.
3. Soffit shall be open style.
4. Roof shall be matched to original home in style, material and color.
5. New electrical and new HVAC shall be located where existing is located utilizing natural shrub screening. New shrub screening shall be added if necessary to eliminate appliance visibility from the road.

DRIVEWAY SIDE ELEVATION, NEW

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

REAR ELEVATION, NEW

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

SIDE ELEVATION, NEW

SCALE: 1/4"=1'-0"
Interior design shall match the design original to the home. This includes door and window trim, crown and base molding.
EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

NEW ROOF PLAN
SCALE: 1/4"=1'-0"

ASPHALT ROOF DETAIL
NTS

M. Pete, Inc.
Suite D, 1200 The Plaza
Charlotte, NC 28205
P: 704-614-8017

THESE DESIGN PLANS ARE NOT PROVIDED FOR ARCHITECTURAL OR ENGINEERING USE. IT IS THE RESPONSIBILITY OF THE RESPECTIVE TRADES TO VERIFY THAT ALL INFORMATION LISTED IS IN ACCORDANCE WITH EQUIPMENT USE, APPLICABLE CODES AND ACTUAL JOB SITE DIMENSIONS.

INTENDED USE OF PLANS DISCLAIMER:
DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF THIS FIRM AND CANNOT BE USED OR REUSED WITHOUT PERMISSION.

FINAL PLAN ACCEPTED BY:
JASON CLARK
RESIDENCE
ADDITION & RENOVATION
CHARLOTTE, NC
ROOF PLAN, DEMO & NEW

sheet number
3 of 7

IN3.0
### DOOR LEGEND

<table>
<thead>
<tr>
<th>Door</th>
<th>Room</th>
<th>Qty</th>
<th>Description</th>
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<tbody>
<tr>
<td>A</td>
<td>New Master Bedroom</td>
<td>1</td>
<td>Hinged, 2-Panel Wood Interior Door 36&quot;W</td>
</tr>
<tr>
<td>A1</td>
<td>New Office</td>
<td>1</td>
<td>Hinged, 2-Panel Wood Interior Door 30&quot;W</td>
</tr>
<tr>
<td>A2</td>
<td>New Laundry</td>
<td>1</td>
<td>Hinged, 2-Panel Wood Interior Door 32&quot;W</td>
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<tr>
<td>A3</td>
<td>New Master Closet</td>
<td>1</td>
<td>Hinged, 2-Panel Wood Interior Door 27&quot;W</td>
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<tr>
<td>A4</td>
<td>New Storage, Kitchen</td>
<td>1</td>
<td>Hinged, 2-Panel Wood Interior Door 24&quot;W</td>
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<tr>
<td>B</td>
<td>New Mudroom</td>
<td>1</td>
<td>Hinged 36&quot; x 84&quot; Primed Wood Exterior, Painted, Tempered Glass, exposed exterior grid</td>
</tr>
<tr>
<td>C</td>
<td>New Master Bathroom</td>
<td>1</td>
<td>Pocket Door, 2-Panel Wood Interior Door 24&quot;W</td>
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### WINDOW LEGEND

<table>
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<tr>
<th>Window</th>
<th>Room</th>
<th>Qty</th>
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<tbody>
<tr>
<td>1</td>
<td>New Laundry</td>
<td>1</td>
<td>Double-Hung, 6 over 1 pre-primed wood w/ exposed exterior grid to match original home construction. Window hardware will match exst'g, 2'-7&quot; x 5'-0&quot;</td>
</tr>
<tr>
<td>2</td>
<td>New Master Bathroom</td>
<td>2</td>
<td>Transom Window, 4 lites, fixed, w/ exposed exterior grid to match original home construction, window hardware will match exst'g, frosted privacy glass, 3'-6&quot;w X 1'-9&quot;h</td>
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</table>

**NOTE:** Double-hung windows to match existing, Existing windows to remain, are indicated as 🕉️.