
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 420 South Summit Avenue

SUMMARY OF REQUEST: New Construction

OWNER: Alicia Ross

The application was continued from June for the following, 1) Include boxing detail for Cottage style, 2) Paired windows in front gable, 3) Revise knee wall width on front porch stair, 3) Fireplace should read as a bay or brick chimney, 3) Revise window sizes in side dormers, 4) Show HVAC on plan. The applicant has submitted all revisions.

Details of Proposed Request

Existing Context

The site is a vacant parcel. Plans for a new two story house were approved February 2015 (COA# 2015-286). The current applicant is submitting new plans for a single family house. Adjacent single family structures are 1-2 stories in height.

Proposal

The proposal is a two story single family house. The proposed front setback is 30 feet from the building as noted in the deed. Total height from finished floor is approximately 27'-10". Materials include wood lap siding and trim and brick foundation. Windows wood Simulated True Divided Light (STDL) with trim noted on sheet A9. Other features include wood hand rails and columns.

Policy & Design Guidelines for New Construction, page 6.1 (New Guidelines)

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

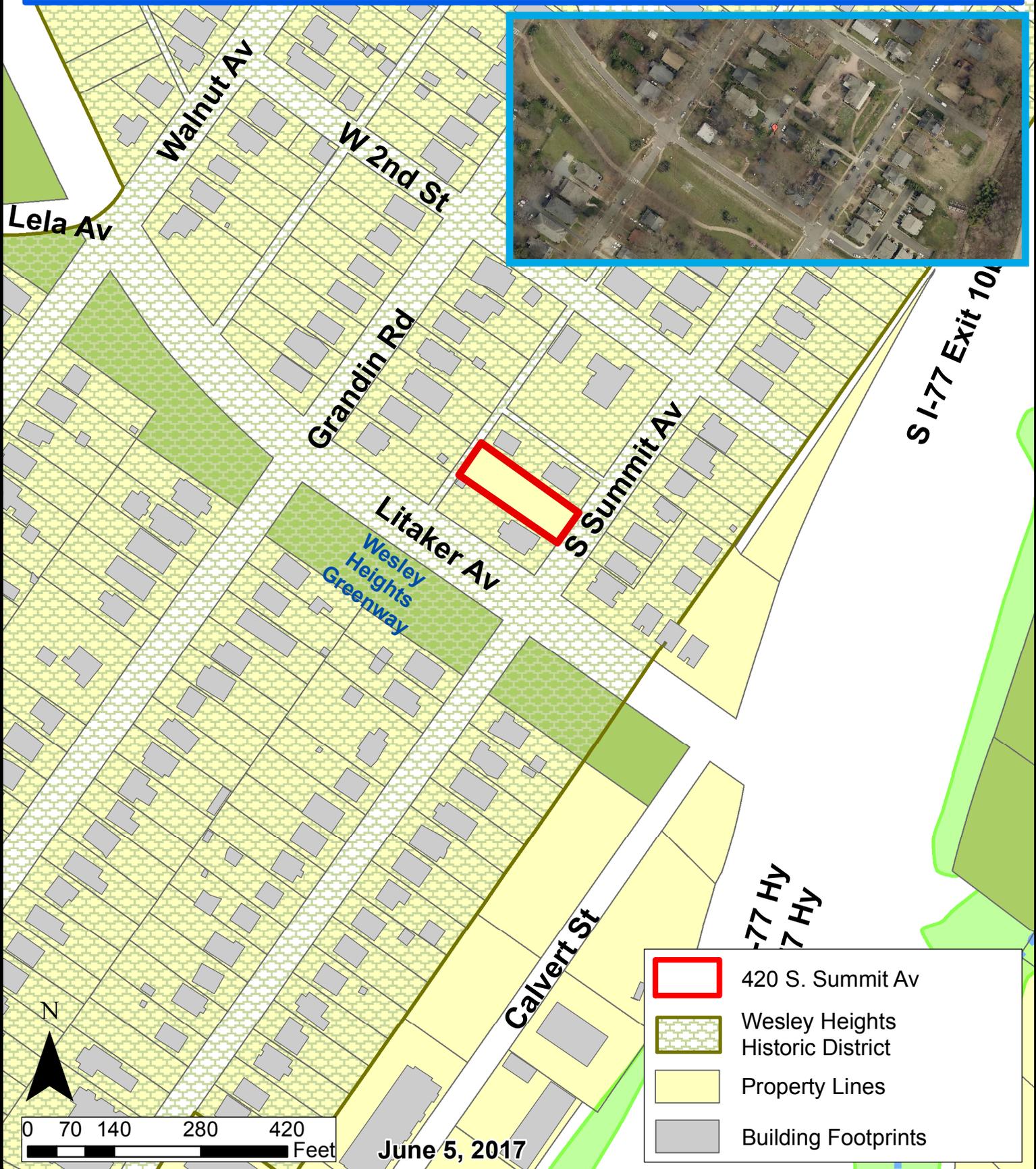
All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction.

This application was continued from June for the following information:

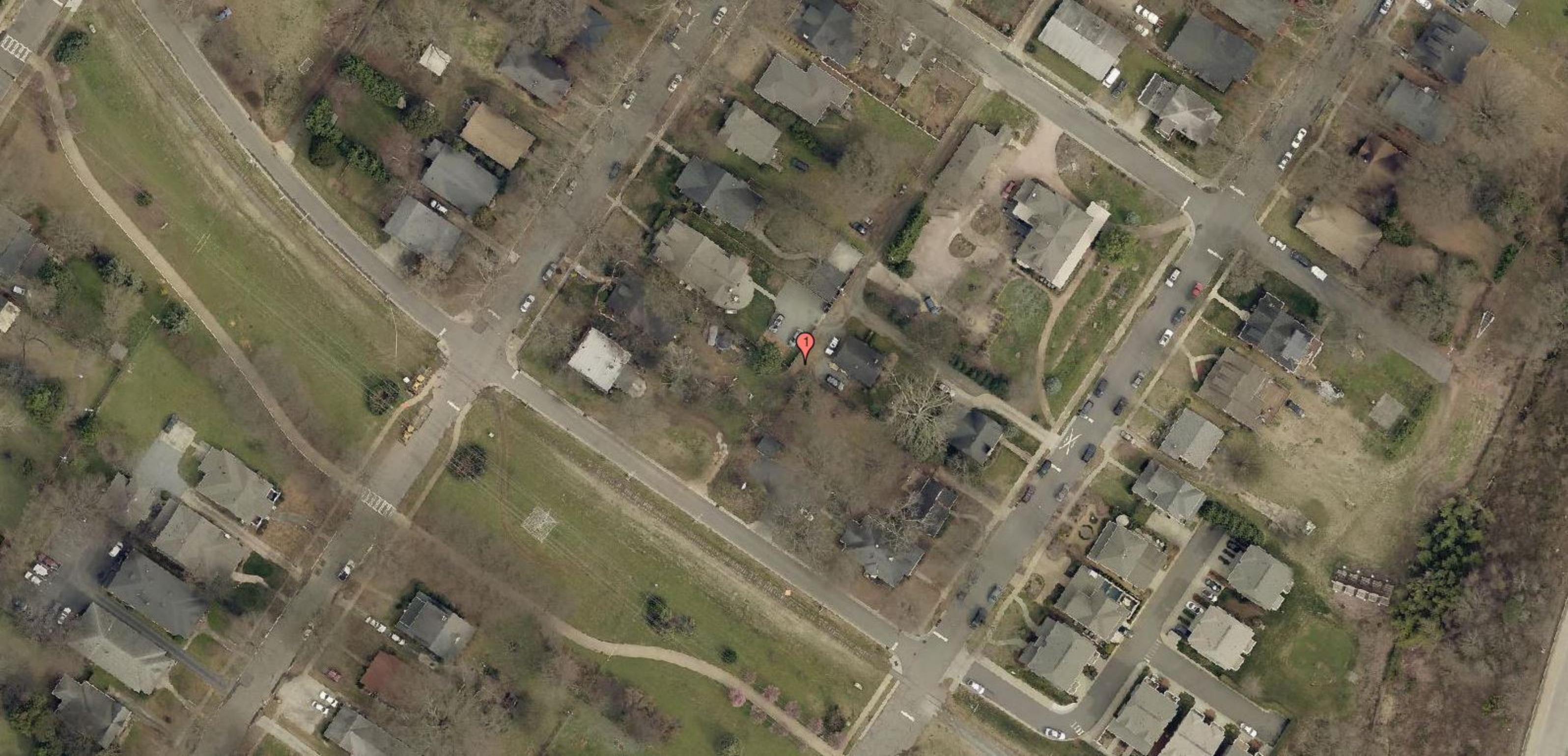
- 1. Place emphasis on Cottage style and details**
- 2. Roof detail should include open eaves and confirm eave width**
- 3. Windows in front dormer should be ganged**
- 4. Revise design of stoop and column detail (dimension)**
- 5. Gas fireplace should read as a bay or brick chimney**
- 6. Revise window sizes to reflect historic precedents**
- 7. Show HVAC and driveway on site plan**

Charlotte Historic District Commission Case 2017-355
HISTORIC DISTRICT: WESLEY HEIGHTS
NEW CONSTRUCTION

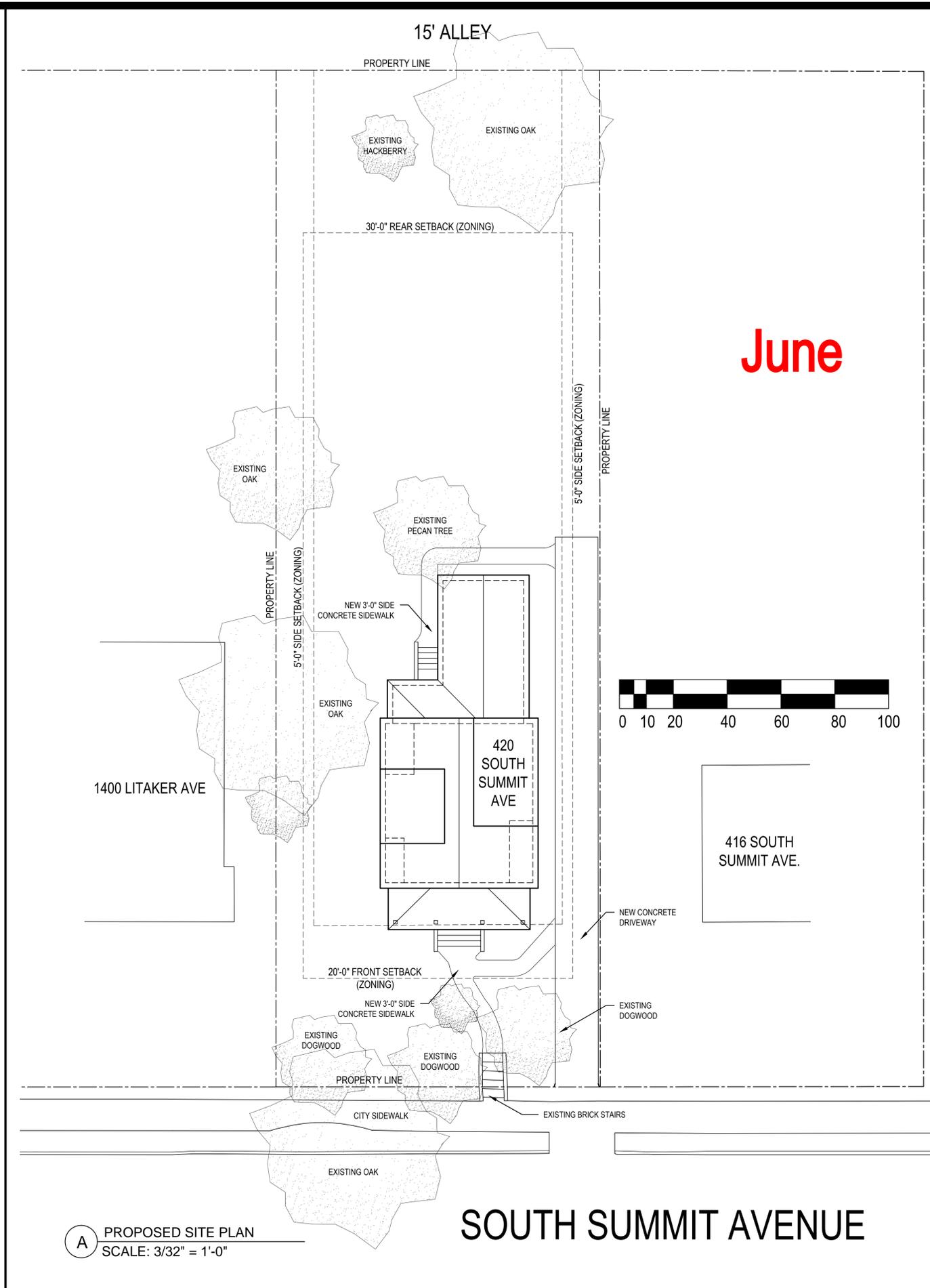
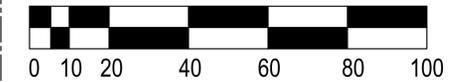


-  420 S. Summit Av
-  Wesley Heights Historic District
-  Property Lines
-  Building Footprints

June 5, 2017

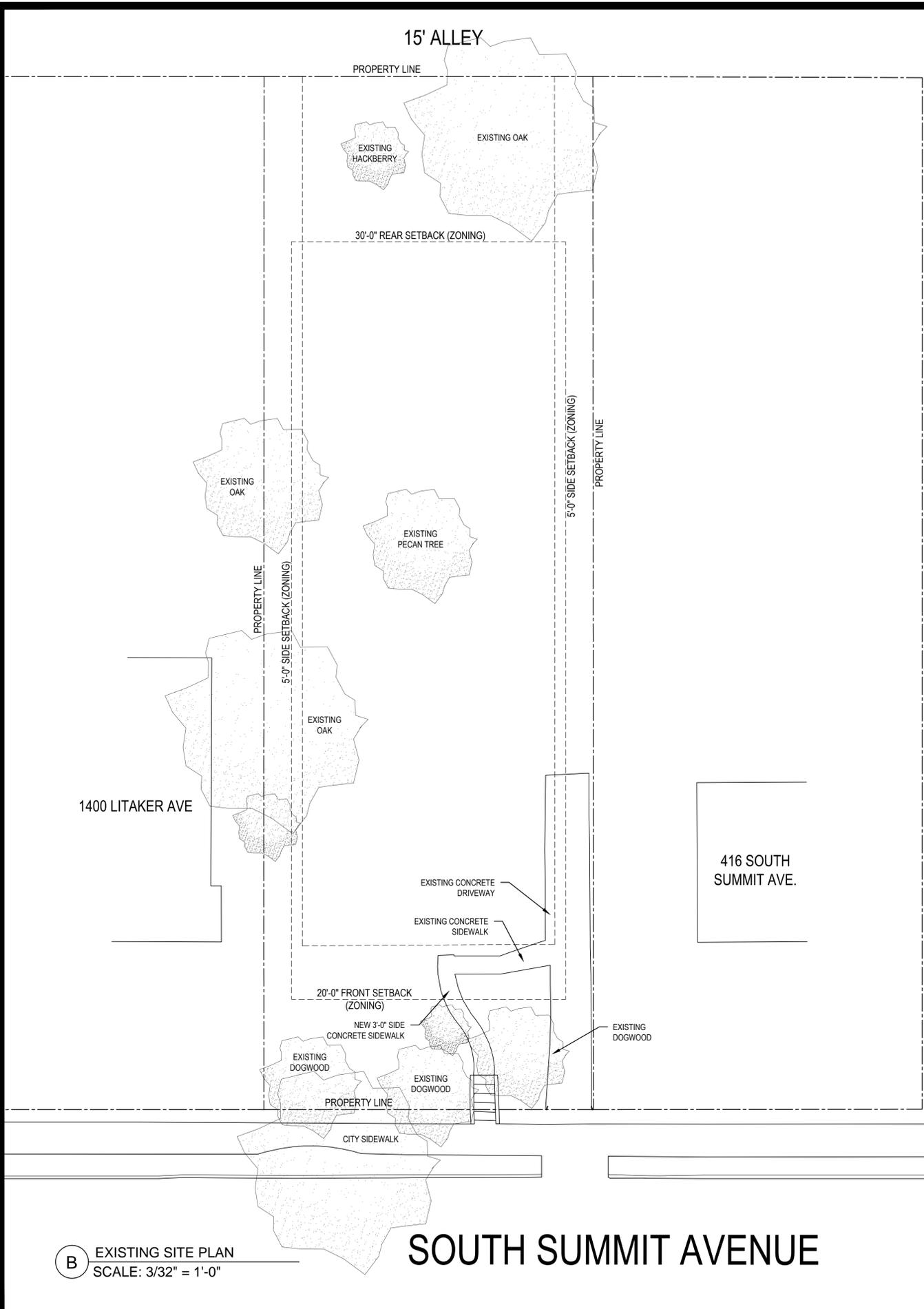


June



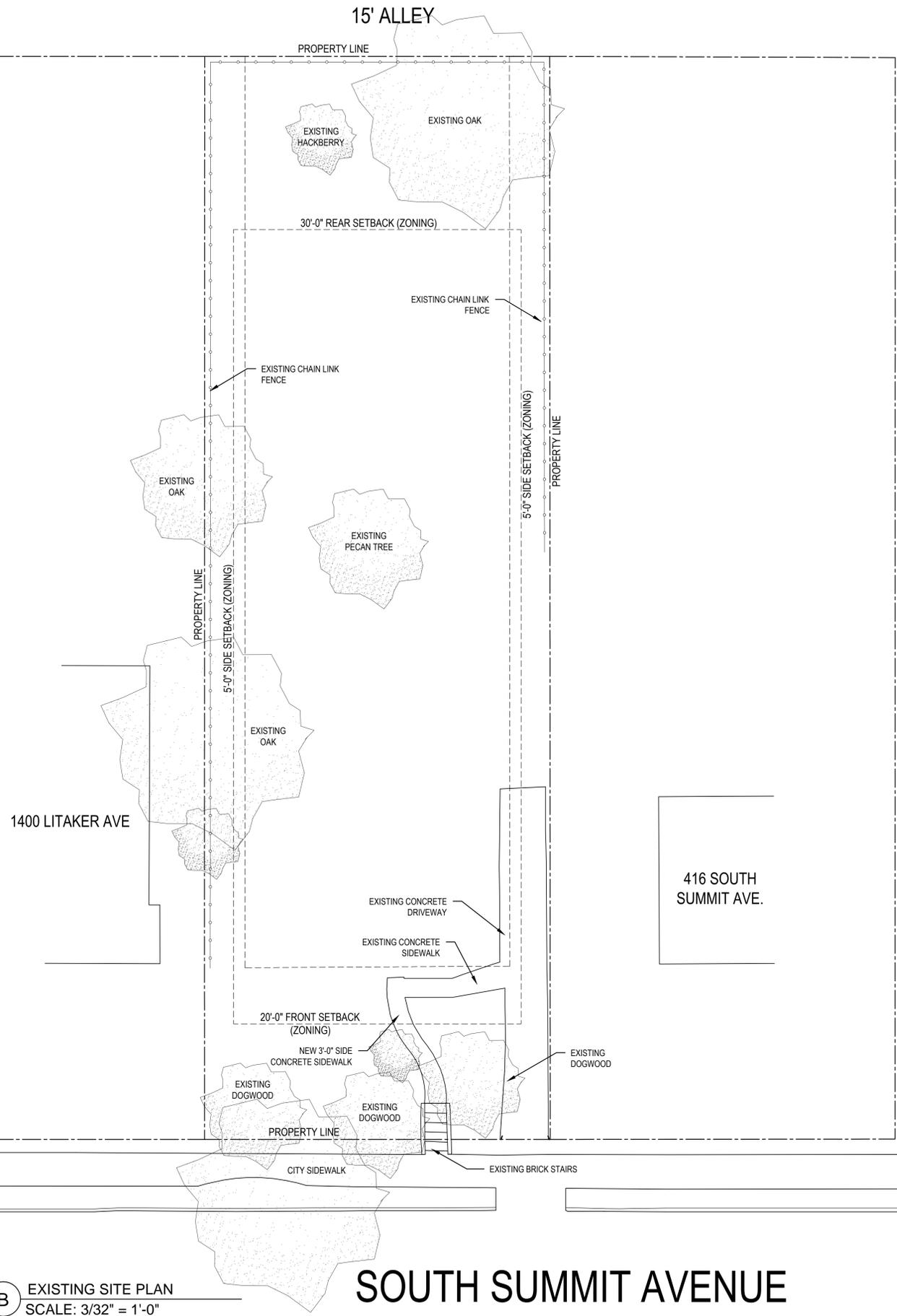
(A) PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

SOUTH SUMMIT AVENUE

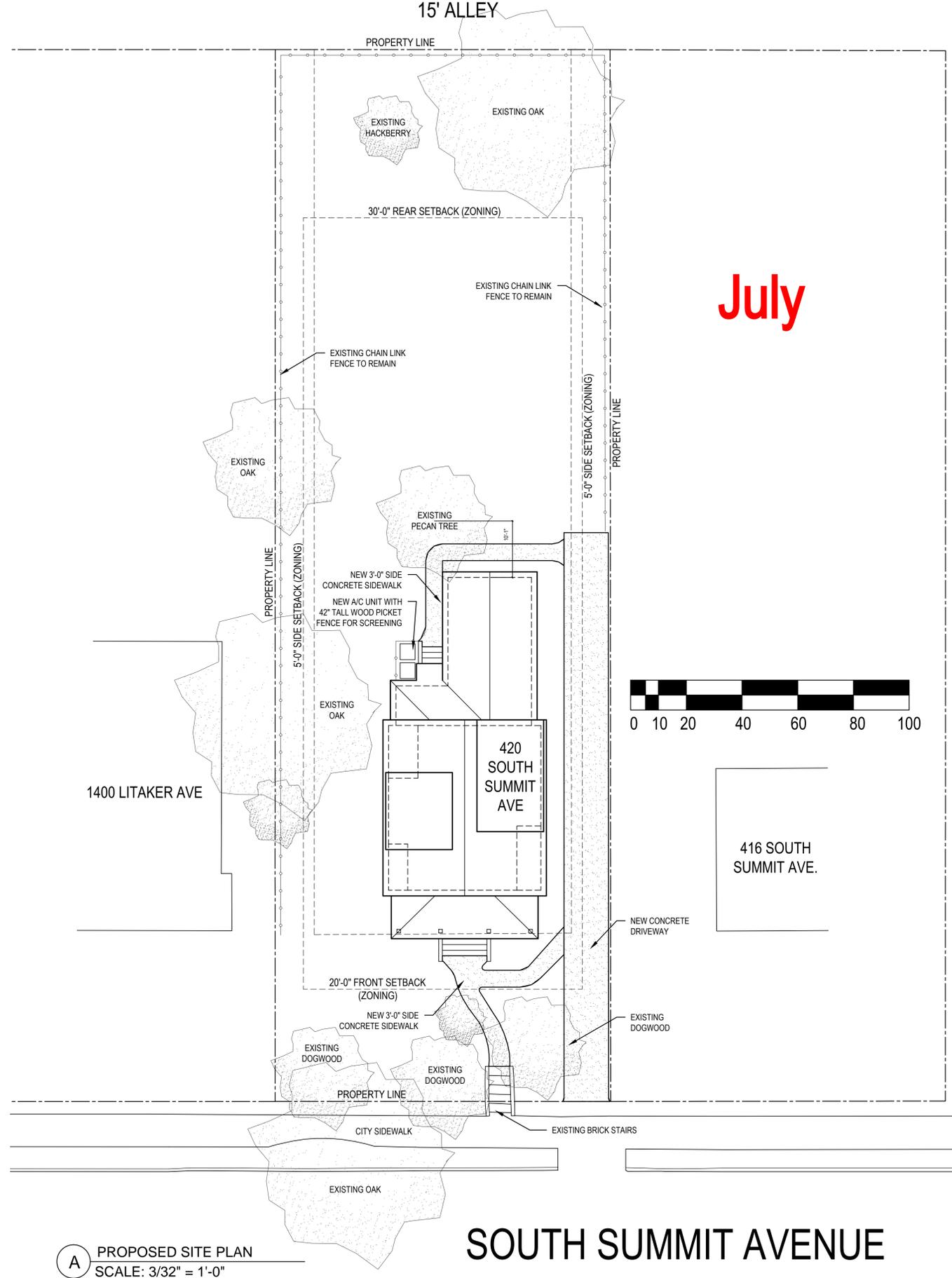


(B) EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"

SOUTH SUMMIT AVENUE



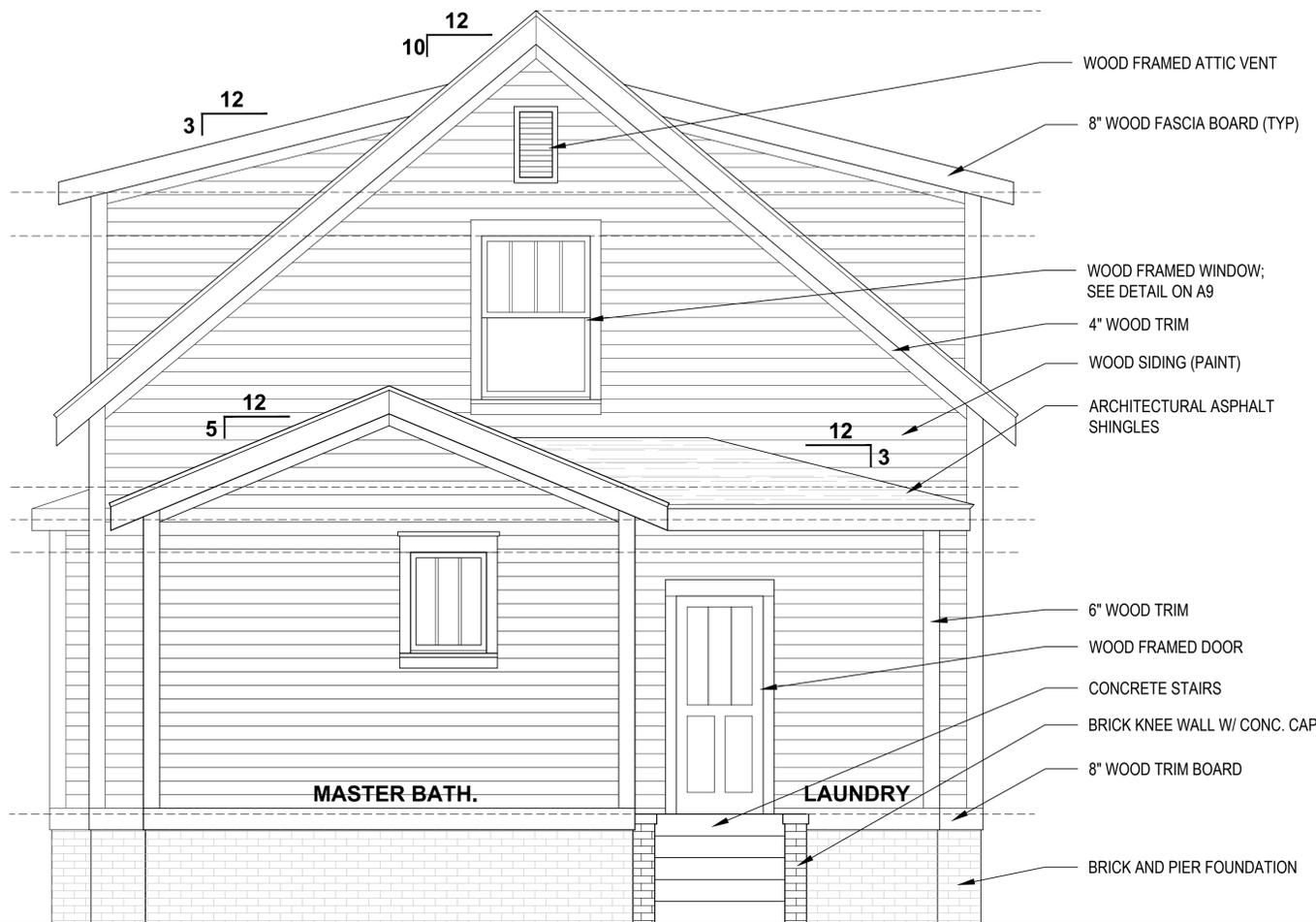
B EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"



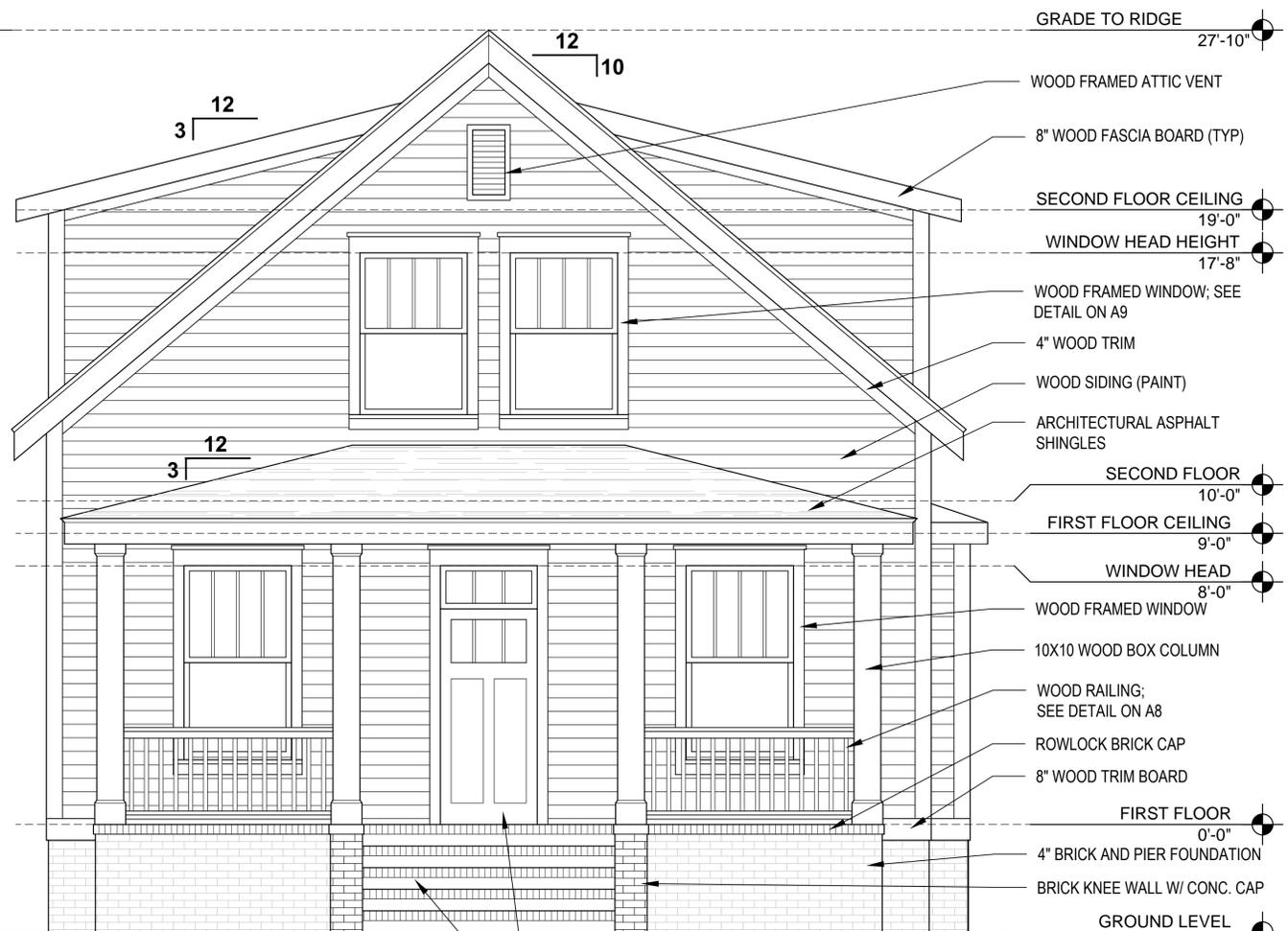
A PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

JUNE

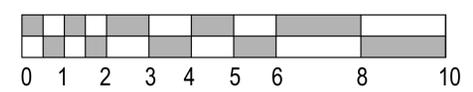
NOT FOR CONSTRUCTION
HDC REVIEW



B BACK ELEVATION
NO SCALE



A FRONT ELEVATION
NO SCALE



PRIVATE RESIDENCE

420 SOUTH SUMMIT AVENUE
CHARLOTTE, NC 28208

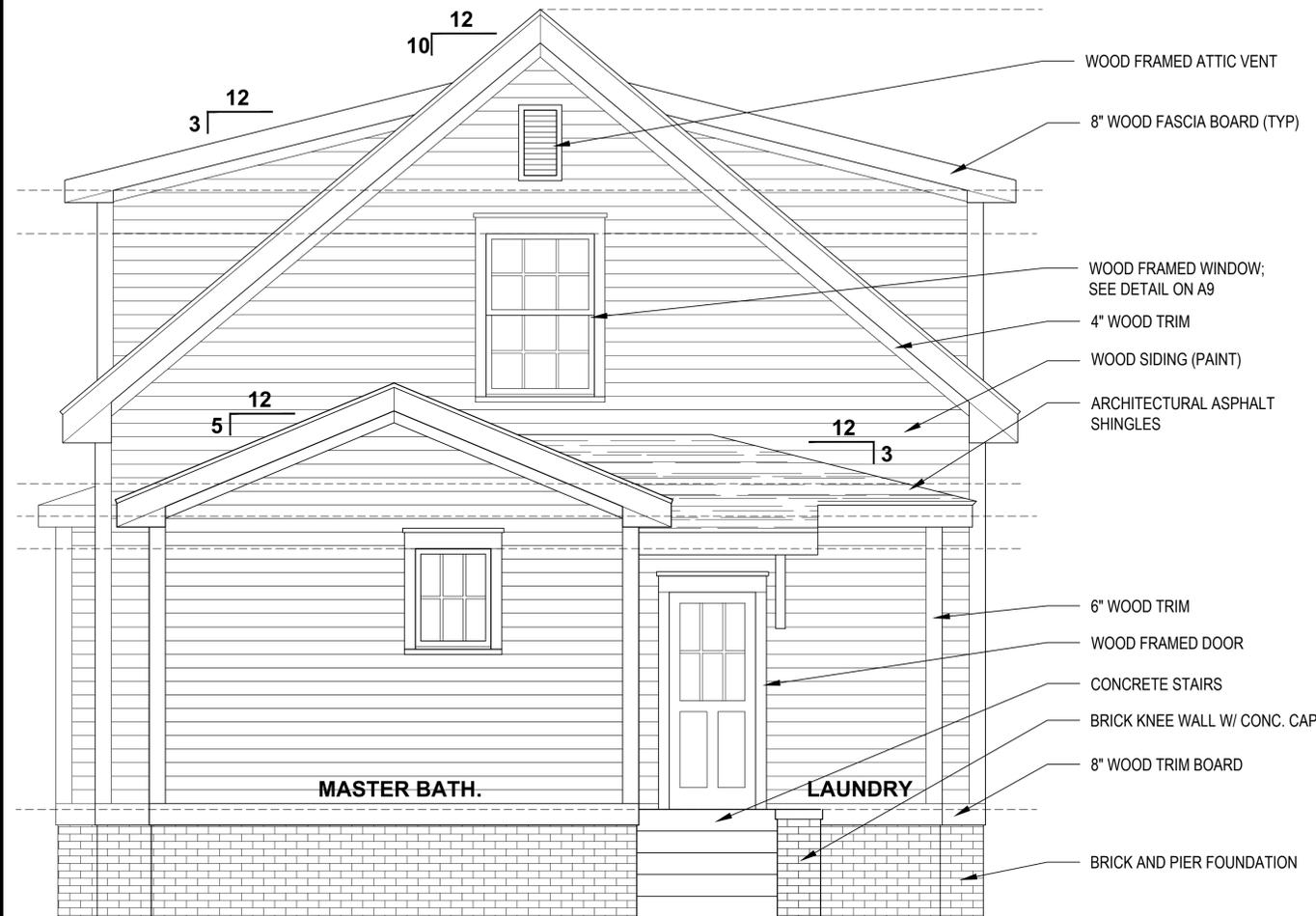
DATE: 6.14.17

A4
ELEVATIONS

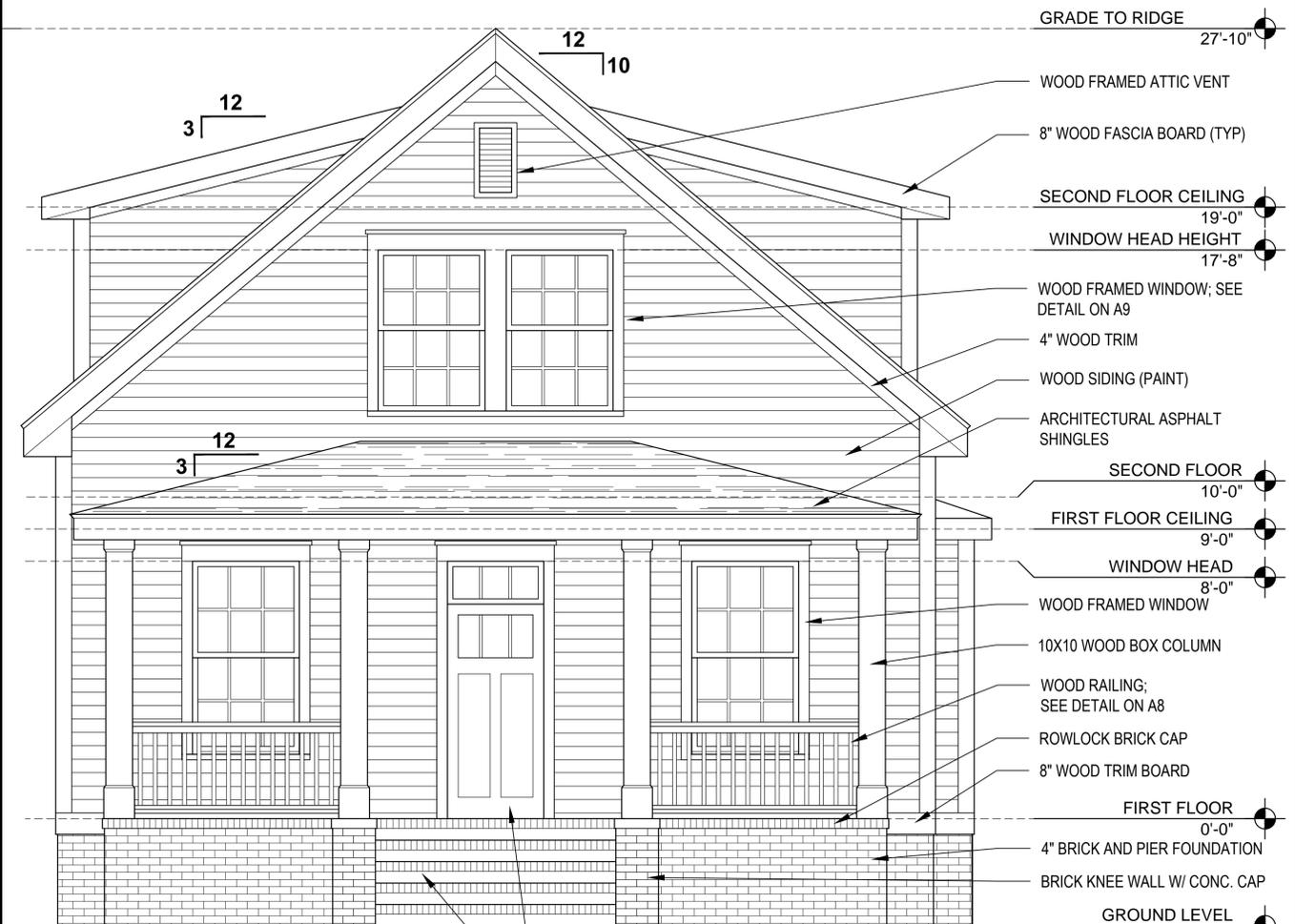
July

NOTE: FOR LOW SLOPE PITCHED ROOFS (3:12), INSTALL 2 LAYERS OF 15 POUND ASPHALT SATURATED ROOFING FELT WITH THE LAP SEAMS OFFSET FROM ONE ANOTHER. ALL LAP SEAMS TO BE EMBEDDED IN AN ASPHALT CEMENT.

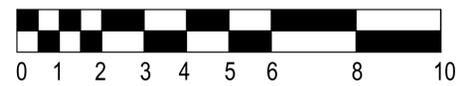
NOTE: FOR LOW SLOPE PITCHED ROOFS (3:12), INSTALL 2 LAYERS OF 15 POUND ASPHALT SATURATED ROOFING FELT WITH THE LAP SEAMS OFFSET FROM ONE ANOTHER. ALL LAP SEAMS TO BE EMBEDDED IN AN ASPHALT CEMENT.



B BACK ELEVATION
NO SCALE

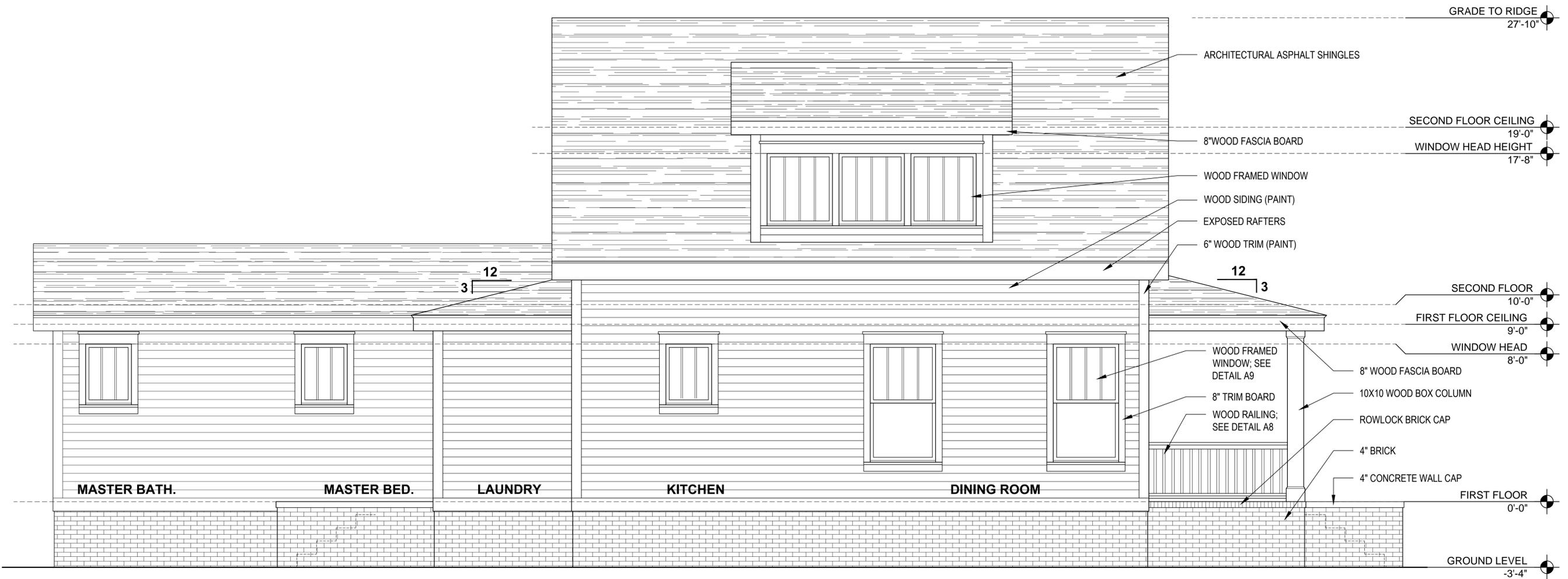


A FRONT ELEVATION
NO SCALE

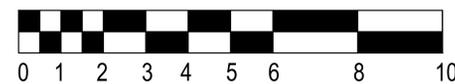


JUNE

NOT FOR CONSTRUCTION
HDC REVIEW



D LEFT SIDE ELEVATION
SCALE: 1/2" = 1'-0"



PRIVATE RESIDENCE

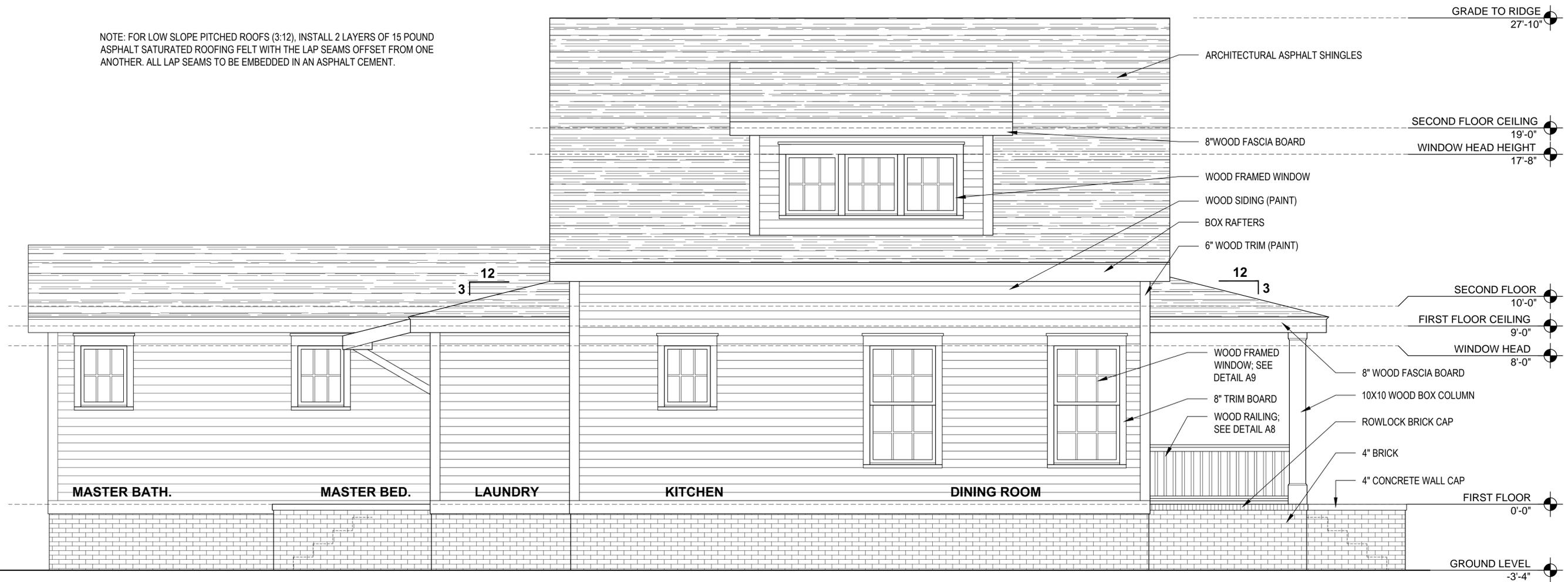
420 SOUTH SUMMIT AVENUE
CHARLOTTE, NC 28208

DATE: 6.14.17

A5
LEFT
ELEVATION

July

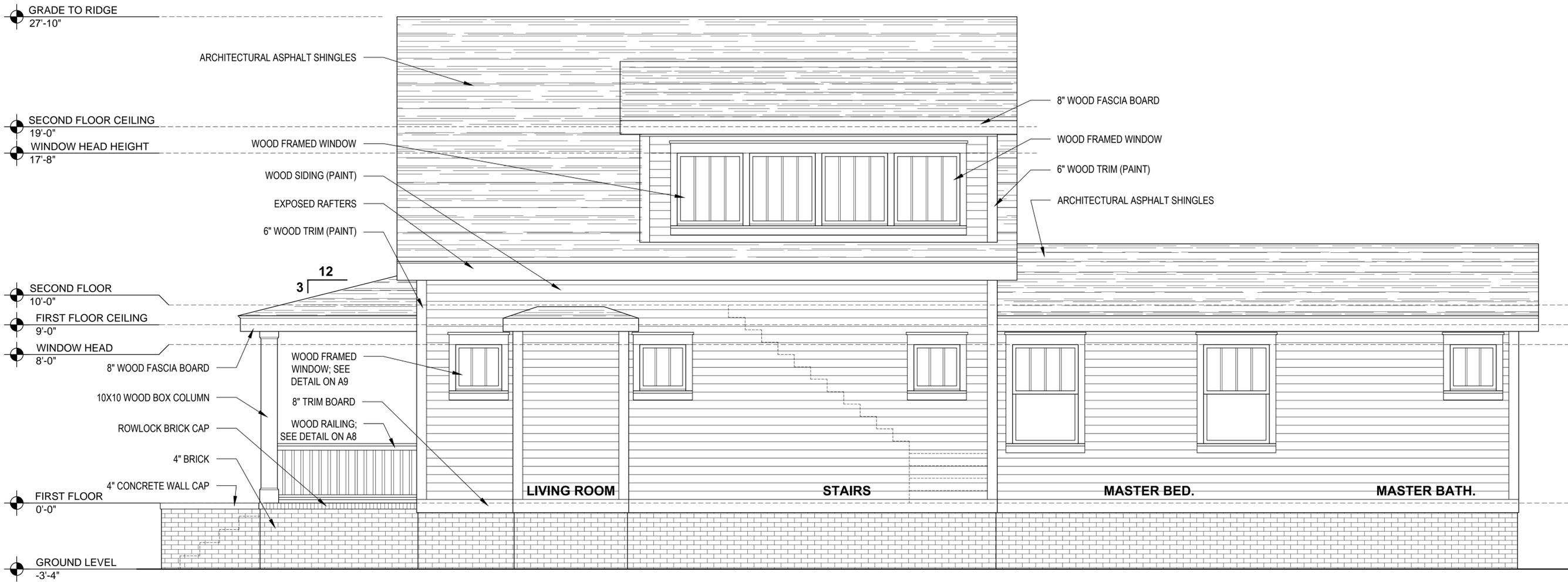
NOTE: FOR LOW SLOPE PITCHED ROOFS (3:12), INSTALL 2 LAYERS OF 15 POUND ASPHALT SATURATED ROOFING FELT WITH THE LAP SEAMS OFFSET FROM ONE ANOTHER. ALL LAP SEAMS TO BE EMBEDDED IN AN ASPHALT CEMENT.



D LEFT SIDE ELEVATION
SCALE: 1/2" = 1'-0"



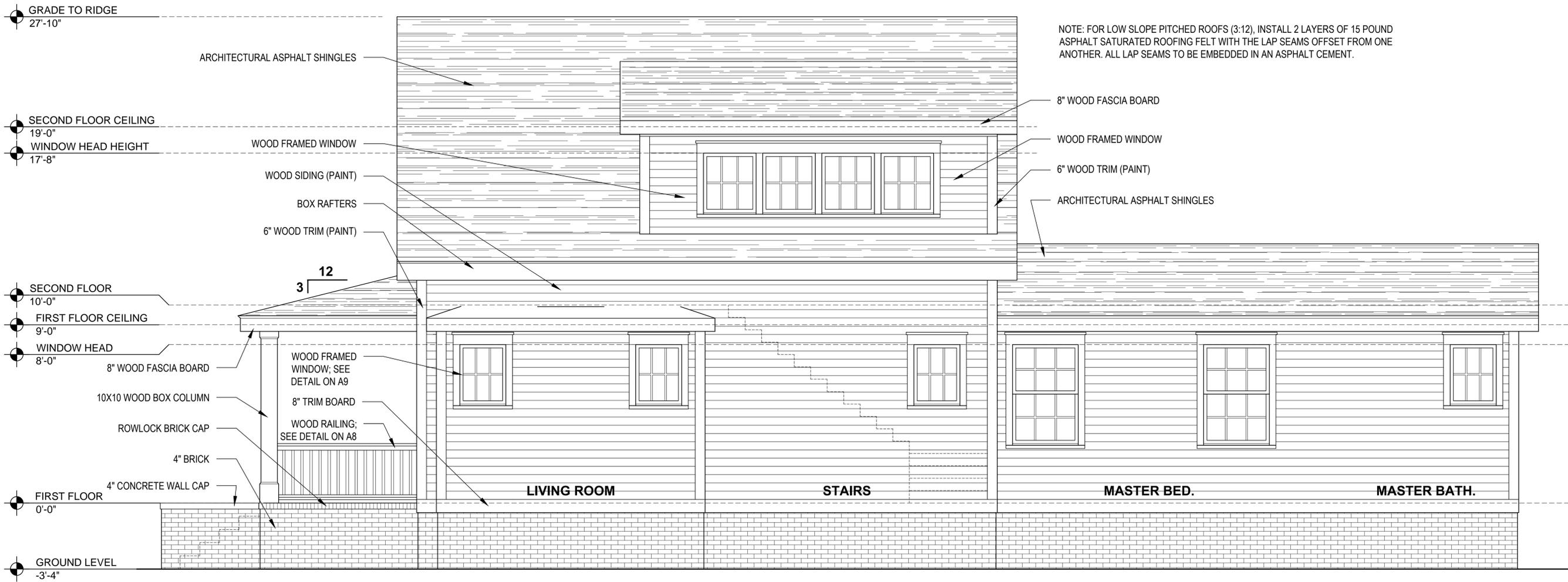
JUNE



C RIGHT SIDE ELEVATION
 SCALE: 1/2" = 1'-0"

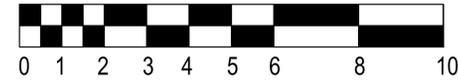


JULY



NOTE: FOR LOW SLOPE PITCHED ROOFS (3:12), INSTALL 2 LAYERS OF 15 POUND ASPHALT SATURATED ROOFING FELT WITH THE LAP SEAMS OFFSET FROM ONE ANOTHER. ALL LAP SEAMS TO BE EMBEDDED IN AN ASPHALT CEMENT.

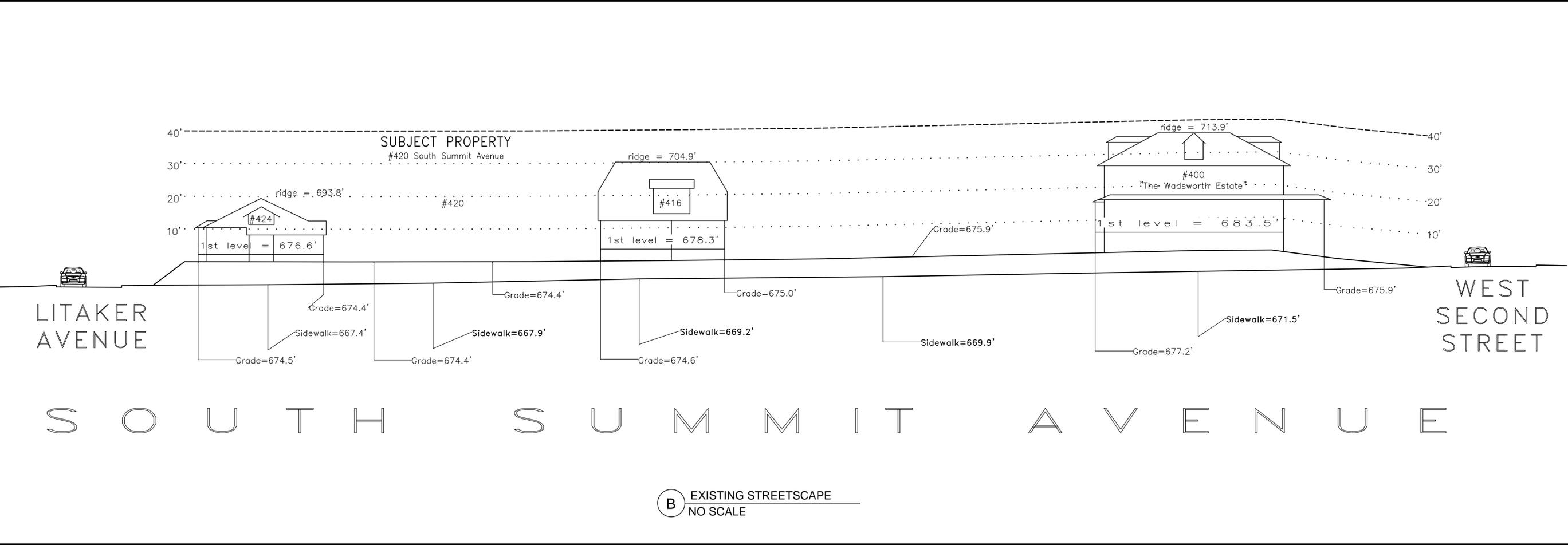
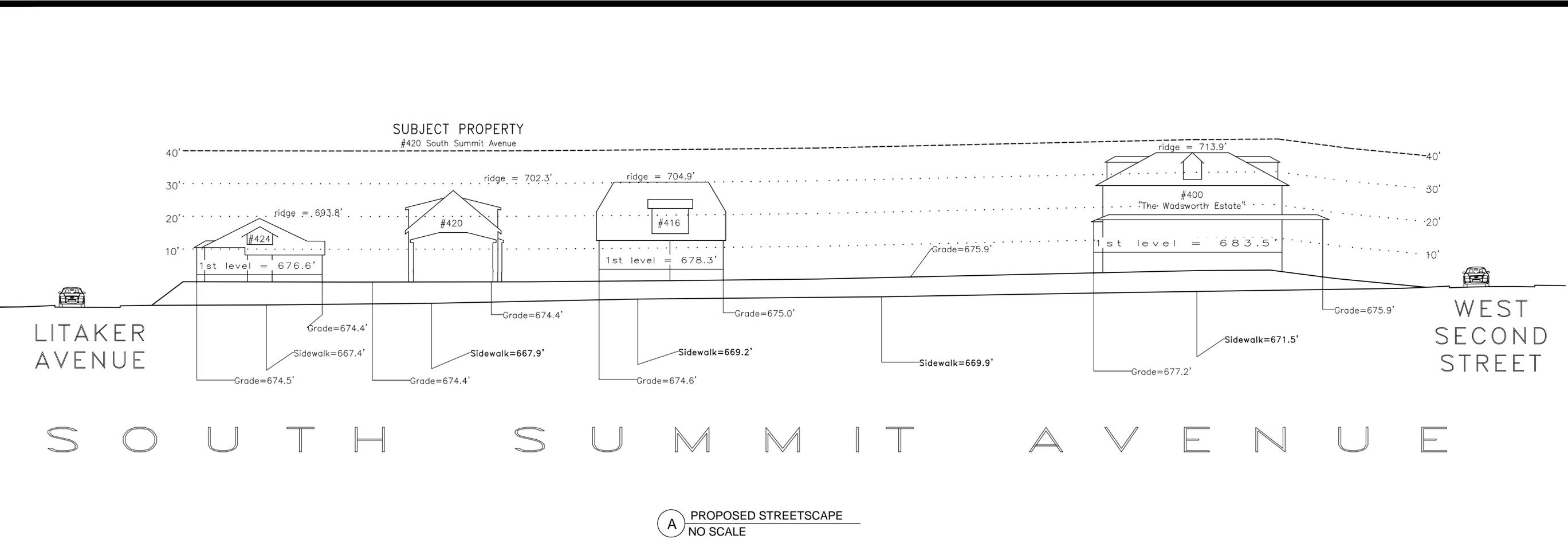
C RIGHT SIDE ELEVATION
SCALE: 1/2" = 1'-0"



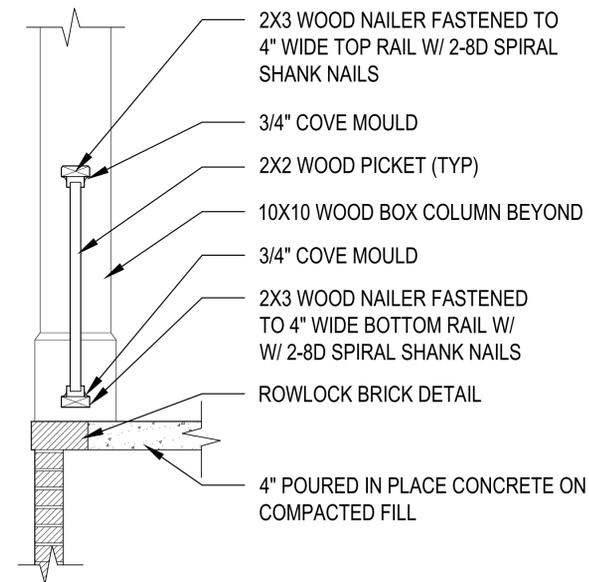
NOT FOR CONSTRUCTION
HDC REVIEW

420 SOUTH SUMMIT AVENUE
CHARLOTTE, NC 28208

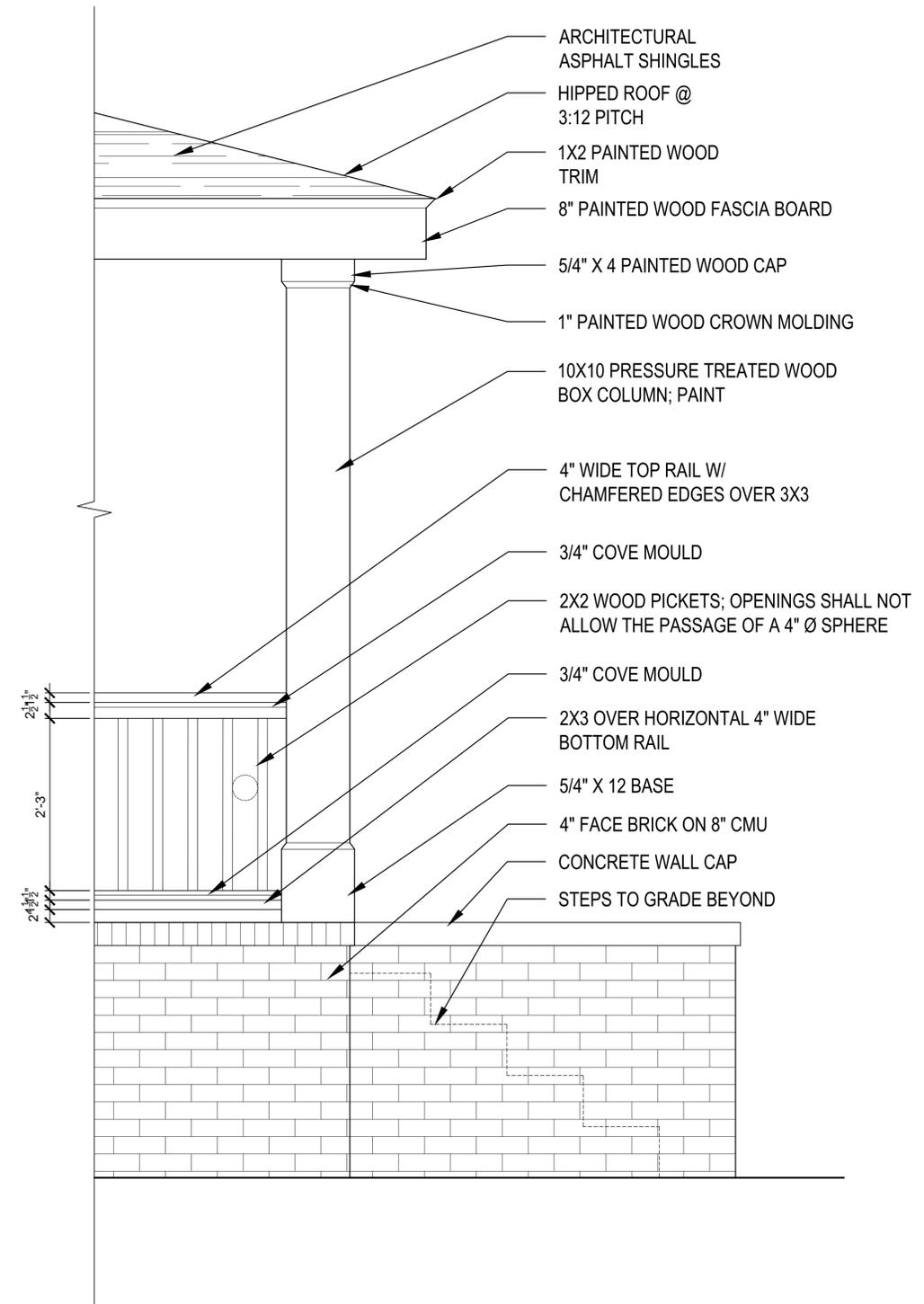
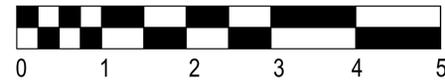
DATE: 6.14.17
REV: 7.12.17



JULY

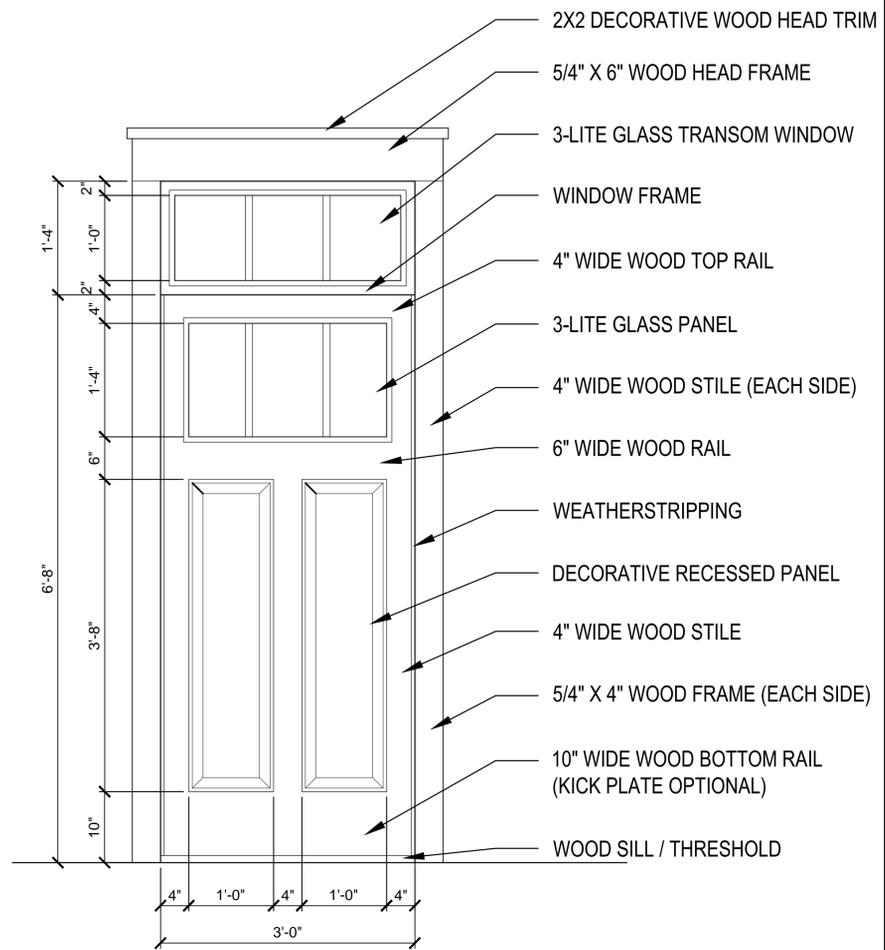


B RAILING DETAIL
SCALE: 1" = 1'-0"

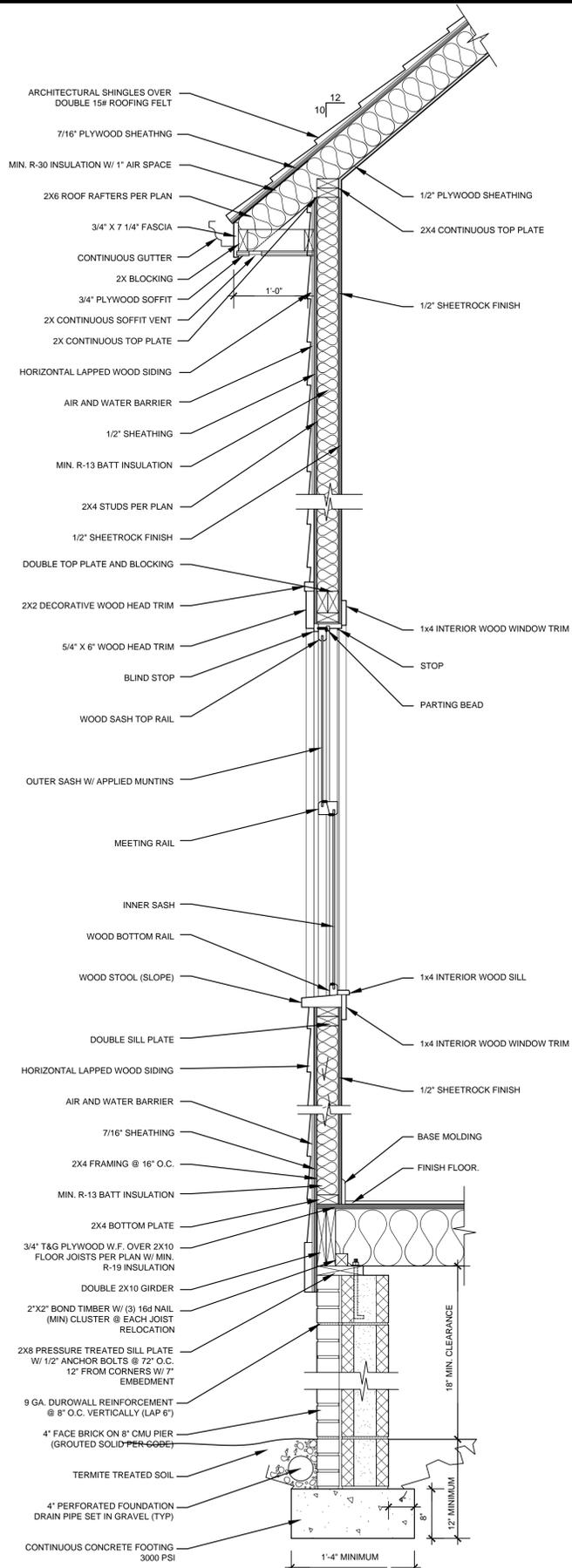


A PATIO DETAIL
SCALE: 1" = 1'-0"

JULY

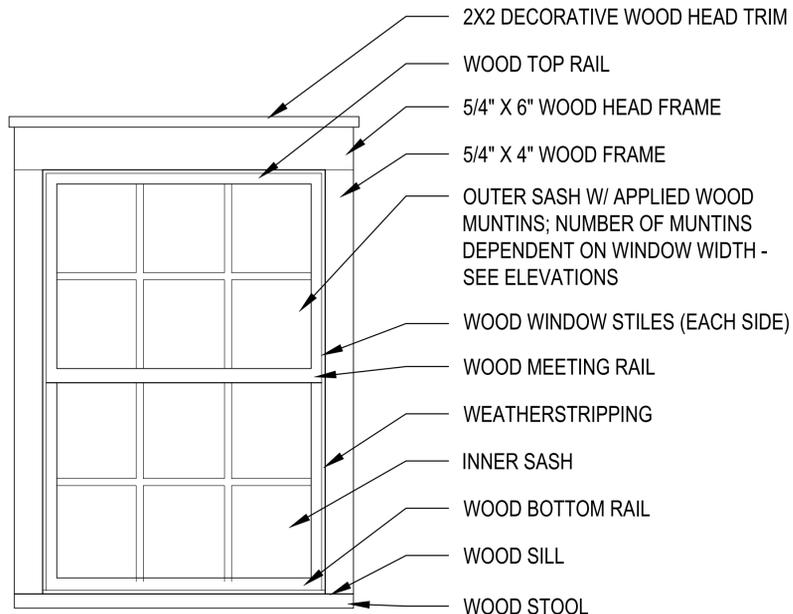


C FRONT DOOR DETAIL
SCALE: 1" = 1'-0"



B DETAILED WALL SECTION
SCALE: 1" = 1'-0"

NOTE:
BOND PIER/CURTAIN WALL (STRUCTURAL TIES)
MAX DISTANCE 16" VERTICAL W/ 8" BRICK
MAX DISTANCE 24" HORIZONTAL W/ STRUCTURAL TIES



A TYPICAL WINDOW DETAIL
SCALE: 1" = 1'-0"



NOT FOR CONSTRUCTION
HDC REVIEW

PRIVATE RESIDENCE

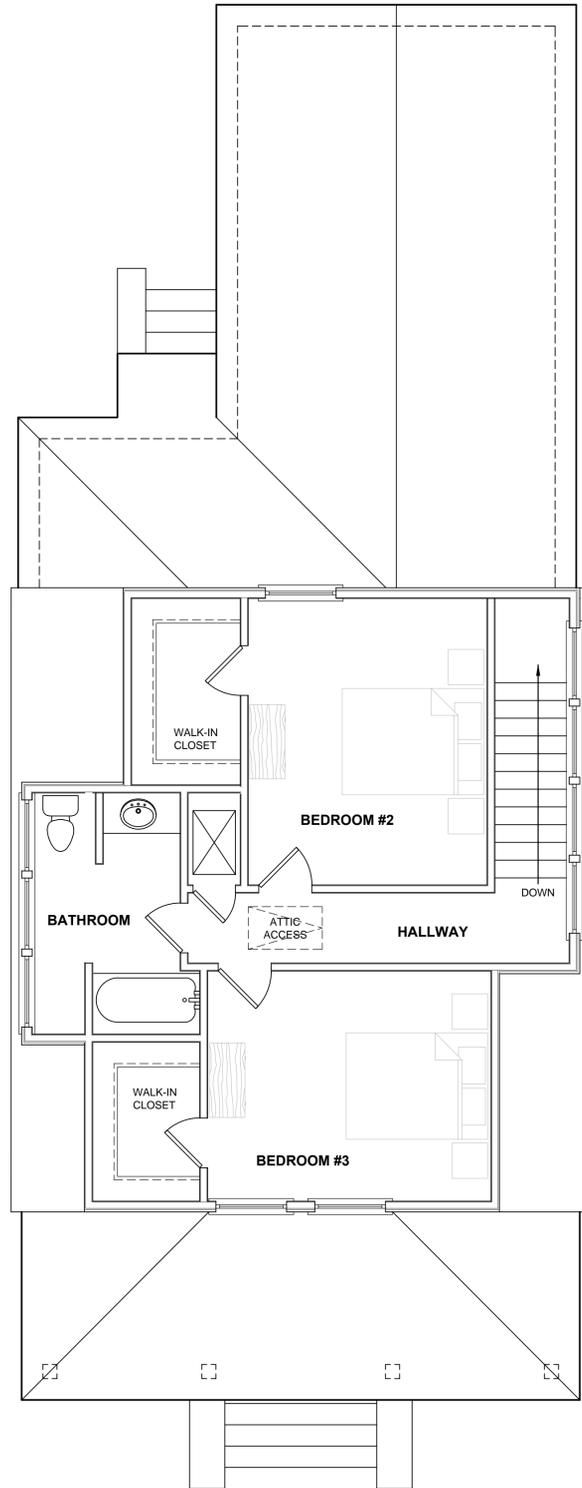
420 SOUTH SUMMIT AVENUE
CHARLOTTE, NC 28208

DATE: 6.14.17

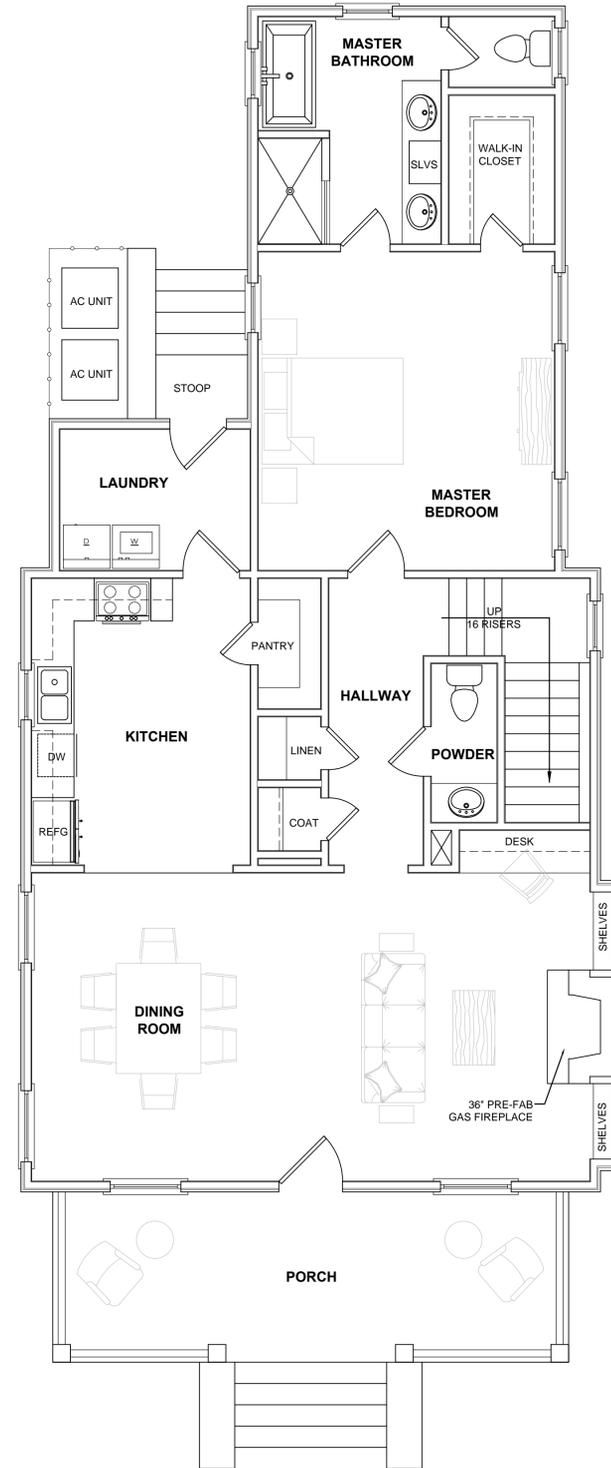
A9
DETAILS

AR
DESIGN, LLC

JULY



B SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
610 SF (HEATED)



A FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1240 SF (HEATED)
190 SF (PORCH)

