<table>
<thead>
<tr>
<th>LOCAL HISTORIC DISTRICT:</th>
<th>Wesley Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY ADDRESS:</td>
<td>420 South Summit Avenue</td>
</tr>
<tr>
<td>SUMMARY OF REQUEST:</td>
<td>New Construction</td>
</tr>
<tr>
<td>OWNER:</td>
<td>Alicia Ross</td>
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</tbody>
</table>

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.

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

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Setback</td>
<td>in relationship to setback of immediate surroundings</td>
<td>6.2</td>
</tr>
<tr>
<td>Spacing</td>
<td>the side distance from adjacent buildings as it relates to other buildings</td>
<td>6.3</td>
</tr>
<tr>
<td>Orientation</td>
<td>the direction of the front of the building as it relates to other buildings in the district</td>
<td>6.4</td>
</tr>
<tr>
<td>Massing</td>
<td>the relationship of the buildings various parts to each other</td>
<td>6.5</td>
</tr>
<tr>
<td>Height and Width</td>
<td>the relationship to height and width of buildings in the project surroundings</td>
<td>6.6</td>
</tr>
<tr>
<td>Scale</td>
<td>the relationship of the building to those around it and the human form</td>
<td>6.7</td>
</tr>
<tr>
<td>Directional Expression</td>
<td>the vertical or horizontal proportions of the building as it relates to other buildings</td>
<td>6.8</td>
</tr>
<tr>
<td>Foundations</td>
<td>the height of foundations as it relates to other buildings in project surroundings</td>
<td>6.9</td>
</tr>
<tr>
<td>Roof Form and Materials</td>
<td>as it relates to other buildings in project surroundings</td>
<td>6.10</td>
</tr>
<tr>
<td>Cornices and Trim</td>
<td>as it relates to the stylistic expression of the proposed building</td>
<td>6.11</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>the placement, style and materials of these components</td>
<td>6.12</td>
</tr>
<tr>
<td>Porches</td>
<td>as it relates to the stylistic expression of the proposed building and other buildings in the district.</td>
<td>6.14</td>
</tr>
<tr>
<td>Materials</td>
<td>proper historic materials or approved substitutes</td>
<td>6.15</td>
</tr>
<tr>
<td>Size</td>
<td>the relationship of the project to its site</td>
<td>6.12 &amp; 3</td>
</tr>
<tr>
<td>Rhythm</td>
<td>the relationship of windows, doors, recesses and projections</td>
<td>6.12</td>
</tr>
<tr>
<td>Context</td>
<td>the overall relationship of the project to its surroundings.</td>
<td>6.1-16</td>
</tr>
<tr>
<td>Landscaping</td>
<td>a tool to soften and blend the project with the district</td>
<td>8.1-13</td>
</tr>
</tbody>
</table>

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
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.

ARCHITECTURAL ASPHALT SHINGLES
4" WOOD TRIM
WOOD FRAMED DOOR
CONCRETE STAIRS
BRICK KNEE WALL W/ CONC. CAP
8" WOOD FASCIA BOARD (TYP)
8" WOOD TRIM BOARD
BRICK AND PIER FOUNDATION
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.

ARCHITECTURAL ASPHALT SHINGLES
4" WOOD TRIM
WOOD FRAMED DOOR
CONCRETE STAIRS
BRICK KNEE WALL W/ CONC. CAP
8" WOOD FASCIA BOARD (TYP)
8" WOOD TRIM BOARD
BRICK AND PIER FOUNDATION
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ARCHITECTURAL ASPHALT SHINGLES
HIPPED ROOF @ 3:12 PITCH
1X2 PAINTED WOOD TRIM
8" PAINTED WOOD FASCIA BOARD
5/4" X 4 PAINTED WOOD CAP
1" PAINTED WOOD CROWN MOLDING
10X10 PRESSURE TREATED WOOD BOX COLUMN; PAINT
4" WIDE TOP RAIL W/ CHAMFERED EDGES OVER 3X3
3/4" COVE MOULD
2X2 WOOD PICKETS; OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" Ø SPHERE
3/4" COVE MOULD
2X3 OVER HORIZONTAL 4" WIDE BOTTOM RAIL
5/4" X 12 BASE
4" FACE BRICK ON 8" CMU
CONCRETE WALL CAP
STEPS TO GRADE BEYOND

4" POURED IN PLACE CONCRETE ON COMPACTED FILL
ROWLOCK BRICK DETAIL
2X3 WOOD NAILER FASTENED TO 4" WIDE TOP RAIL W/ 2-8D SPIRAL SHANK NAILS
3/4" COVE MOULD
2X2 WOOD PICKET (TYP)
10X10 WOOD BOX COLUMN BEYOND 2X3 WOOD NAILER FASTENED TO 4" WIDE BOTTOM RAIL W/ 2-8D SPIRAL SHANK NAILS
3/4" COVE MOULD
2X3 WOOD NAILER FASTENED TO 4" WIDE BOTTOM RAIL W/ 2-8D SPIRAL SHANK NAILS
ROWLOCK BRICK DETAIL

PRIVATE RESIDENCE
420 SOUTH SUMMIT AVENUE
CHARLOTTE, NC 28208

AR
DESIGN, LLC

NOT FOR CONSTRUCTION
HDC REVIEW
DATE: 6.14.17
REV: 7.12.17

A8
PORCH DETAILS

SCALE: 1" = 1'-0"