



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2017-00724

DATE: 24 January 2018

ADDRESS OF PROPERTY: 321 South Summit Avenue

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07323106

OWNER(S): Jacob and Rebecca Darling

APPLICANT: Ron Branch, Inch Architecture

DETAILS OF APPROVED PROJECT: Accessory Building. The project is a new garage Accessory Dwelling Unit (ADU) located in the rear yard off of an existing alley. The new building will meet all required setbacks. The height of the garage as measured from grade to ridge is 23'-6", which due to the property's sloping topography will ensure that the garage sits approximately 5'-0" lower than the main house, see attached exhibit labeled 'Site Plan + Property Cross Section – January 2018.' The new garage will be brick and wood or Hardie Artisan fiber cement lap siding. All trim and details, including vents, will be wood. The eaves will have open boxing to match the primary structure. The garage doors will have a faux-wood clad appearance. While not delineated on the plans, the garage doors will have additional details, such as hardware, to give the garage door the appearance of separate doors. All windows and doors will be full wood with Simulated True Divided Lights (STD L) molded muntins in a 6/6 pattern to match the primary structure. If clad wood is used for the windows and entry doors, then the clad material must be aluminum, not vinyl. The windows on the first level will be double-hung and the windows on the second level will be casement-style for egress purposes. This approval does not imply approval of Ply-Gem manufactured windows as these do not meet HDC requirements. See attached exhibit labeled 'Elevations – January 2018.'

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15), Accessory Buildings (page 8.9) have been met.

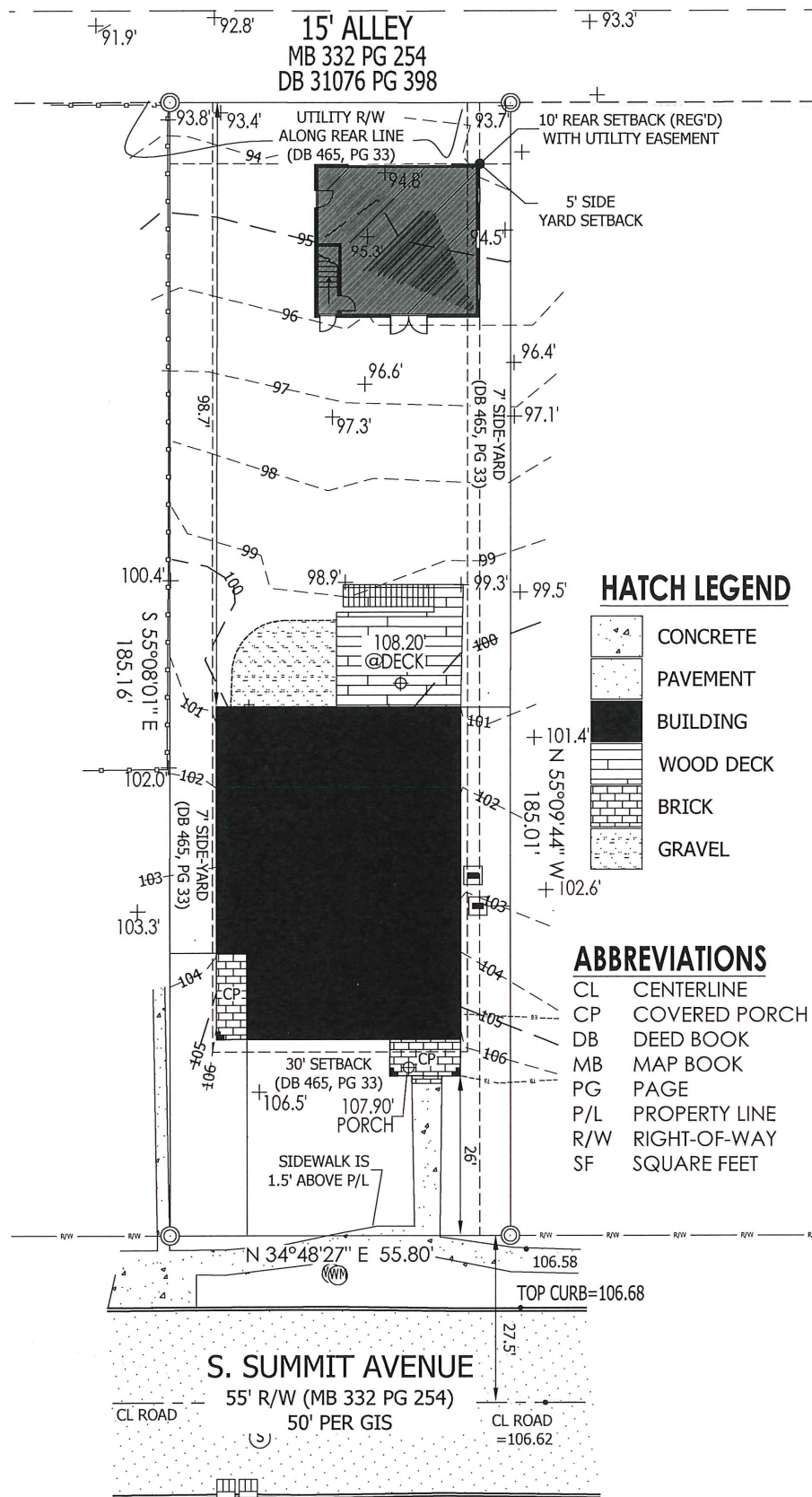
Continued on next page

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.


James Haden, Chairman

Staff 



03 SITE PLAN

scale: 1"=150'

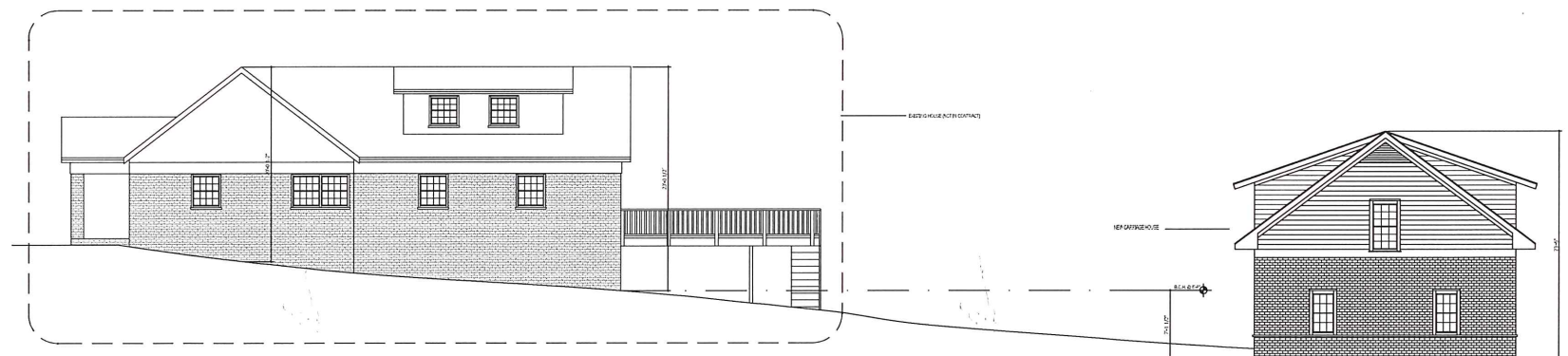
Site Plan + Property Cross Section - January 2018

Total rear yard: 5,495 sf
Total ADU: 675 sf
Total impermeable area: 0.122 %



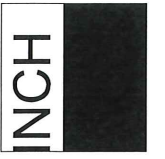
Certificate of Appropriateness

#HDCADM-2017-00724



01 COMPARATIVE HEIGHT DIAGRAM

scale: 1" = 100'



Ron Branch c: 704.222.9001 rbranch@studio1616.net

USE OF THESE DRAWINGS IS LIMITED TO THE
CLIENT FOR THE SUBJECT PROJECT. COMMON
LAW COPYRIGHT RESERVED BY DESIGNER.

PROJECT

Wesley Heights
321 S. Summit Ave
Carriage House

PREPARED FOR

Jacob & Becky Darling

SHEET TITLE

Site plan
& Height Study

SHEET INFORMATION

PROJECT NO. Darling
SCALE AS NOTED
ISSUED FOR
DATE November 2017
REVISIONS

SHEET NUMBER

A1.0

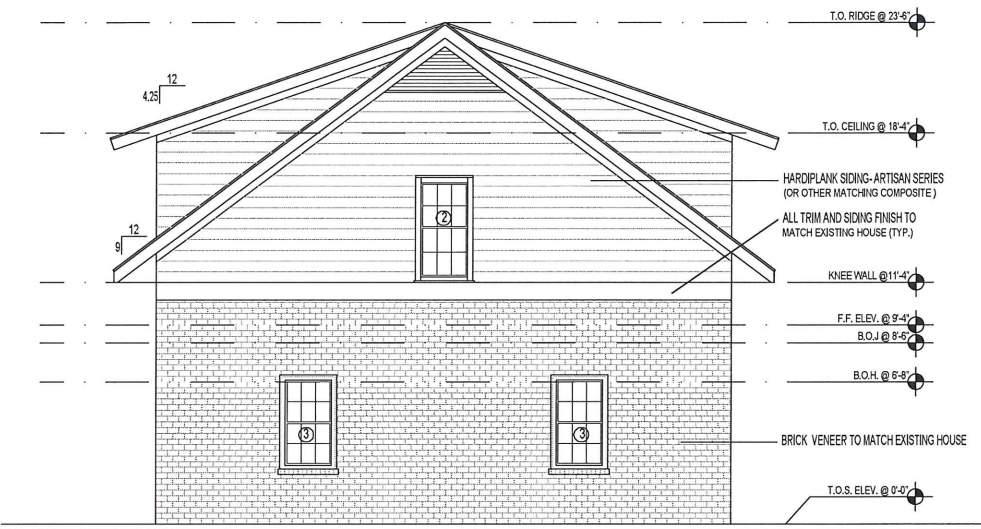
Elevations January 2018



#HDCADmem-2017-00724



04 HOUSE FACING/ STAIR ENTRY scale: 1/4" = 1'

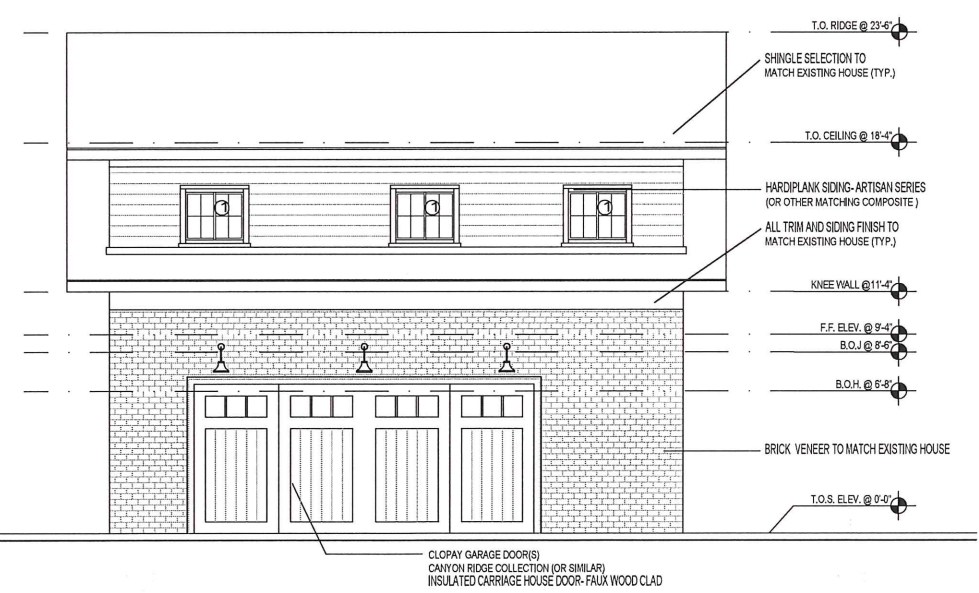


03 SIDE/ NEIGHBOR VIEW scale: 1/4" = 1'

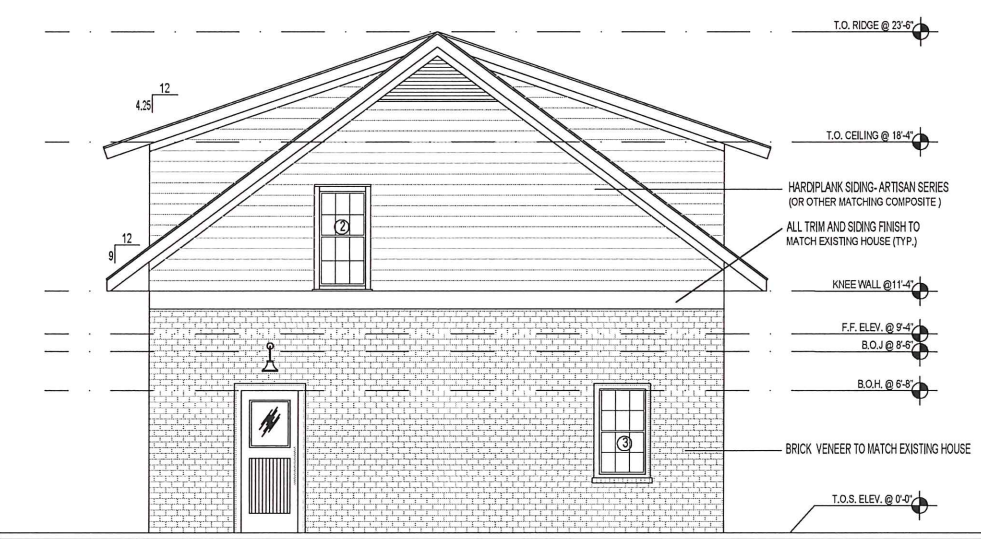
NOTE: OWNER TO SELECT WINDOW TYPE AND MANUFACTURER. VERIFY ALL MIN. ROUGH OPENINGS AS THEY MAY CHANGE.
NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.
PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
HISTORIC DISTRICT NOTE: ALL WINDOWS AND WINDOW TRIM ARE TO BE WOOD OR WOODCLAD AND PAINT GRADE.

SEE ELEVATIONS FOR MUNTIN PATTERN, VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
ALL WINDOWS W/ 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.).

WINDOW SCHEDULE		
SIZE	HEADER HEIGHT	TYPE
① 2'-3 1/2" X 7'-2 1/2"	6'-6"	CASEMENT
② 2'-6" X 4'-6"	6'-6"	DOUBLE HUNG
③ 2'-2" X 4'-0"	6'-6"	DOUBLE HUNG



02 ALLEY/ GARAGE ENTRY scale: 1/4" = 1'



01 SIDE/ DOOR PASSAGE scale: 1/4" = 1'



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Carriage House

PREPARED FOR

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SHEET TITLE

Elevations

SHEET INFORMATION

PROJECT NO. Darling
SCALE AS NOTED
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DATE November 2017
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SHEET NUMBER

A2.0