



**CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS – AMENDED**

CERTIFICATE NUMBER: HDCADMRM-2018-00244

DATE: March 1, 2019

March 29, 2019 – AMENDED

ADDRESS OF PROPERTY: 617 South Summit Avenue

TAX PARCEL NUMBER: 07324115

HISTORIC DISTRICT: Wesley Heights

OWNER(S): Sam and Megan Phillips

APPLICANT: Joshua D. Stewart

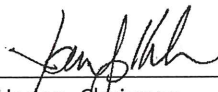
DETAILS OF APPROVED PROJECT: The project is the construction of a new Accessory Dwelling Unit (ADU) in the rear yard, which will meet all required setbacks. The one-story accessory building will have a footprint of approximately 24"x 30". Height from subfloor to ridge is 16'-10 9/16" and the total overall height will vary from front to rear due to lot topography. A wood screen porch may also be constructed. The design of the ADU is similar to the primary structure, including roof form, unpainted brick foundation, and window design. Siding material will be a Nichiha smooth finish with ½" thickness that matches to the thickness of the wood siding on the main house. The corner boards and all other trim (window, door, etc.) will sit proud of the siding. Windows will be Simulated True Divided Light (STDL) with exterior molded muntins in a 6/1 pattern. The roof eaves will not be enclosed with the "pork chop" detail. Landscaping will be added in various locations on the lot. A new storage shed with a footprint of 7'x7' and 9' in height will be placed at the rear of the lot and be completely screened from view. Post construction, the rear yard will be 25.69% impervious. See attached plans.

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) and Accessory Buildings (page 8.9) have been met.

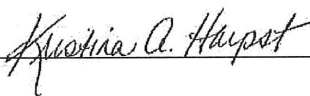
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- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along 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.

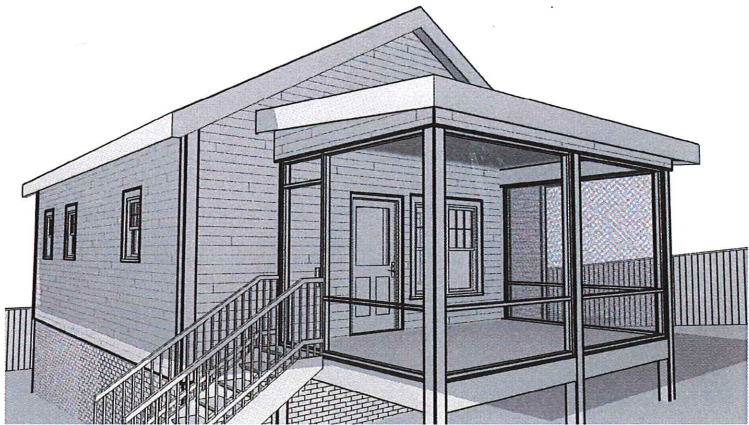


James Haden, Chairman



Staff

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A-000.1	General Notes
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A-101	Exterior Elevations
A-102	Exterior Elevations
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A-201.2	Enlarged Floor Plan
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A-202	Foundation Plan
A-203	Floor Framing Plan
A-205	Roof Plan
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A-401	Details
A-501	Schedules
ID-201	Interior Elevations



Wesley Heights ADU

Sam & Megan Phillips

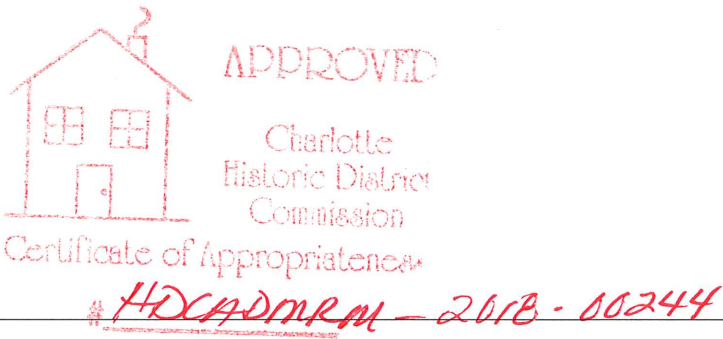
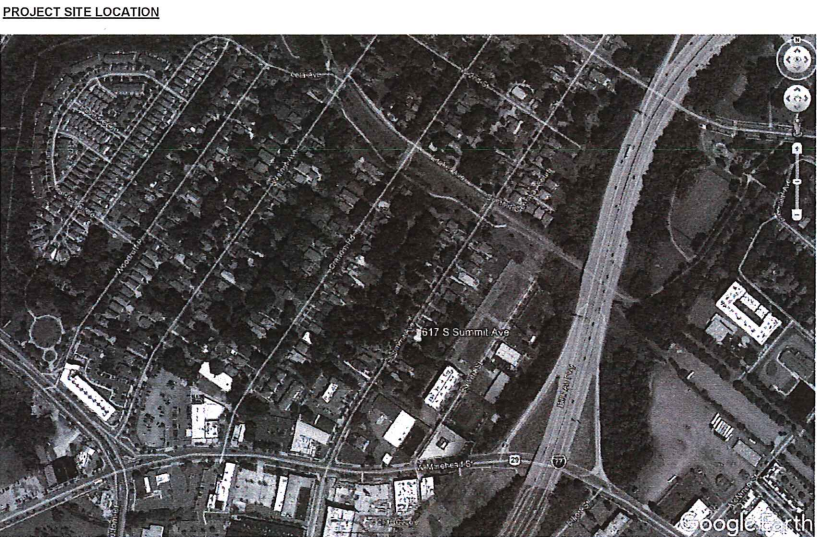
617 S Summit Ave
Charlotte
North Carolina
28208

Wesley Heights Historic District

Submitted For Historic District Approval

17 January 2019
REVISED

PROJECT INFORMATION	
Property Owners:	Sam & Megan Phillips
Address:	617 S Summit Ave Charlotte, NC 28208
Parcel ID:	07324115
Zoning District:	R-5 (Urban Single-Family Residential) Wesley Heights Historic District
Maximum Building Coverage:	35%
Accessory Dwelling Size:	Floor Area no greater than 50% of the principal structure Covers no more than 30% of the rear yard Shall not exceed 800 square feet of heated floor space
Accessory Dwelling Required Setbacks:	5' Side Yard 15' Rear Property Line
Lot Size:	10,480 Sq Ft
Existing Home Size:	1,696 Heated Sq Ft (1-Story) 96 Sq Ft Front Porch 24 Sq Ft Side Porch 96 Sq Ft Rear Deck
Rear Yard Size:	5,390 Sq Ft
Existing Building Lot Coverage:	18.24%
Proposed Accessory Dwelling Size:	720 Heated Sq Ft 160 Sq Ft Screened Porch
Proposed Building Lot Coverage:	26.64%
Proposed Rear Yard Coverage:	16.32%
Original Home Size:	1,024 Sq Ft (Prior to Previous Addition)
Original Rear Yard Size:	6,415 Sq Ft
Proposed Rear Yard Coverage (based on Original Rear Yard Size):	25.69%



JDS DESIGN STUDIO

Joshua D Stewart | Residential Designer 301 McCullough Dr - Suite 486 | Charlotte, NC | 28262 (704) 223 - 7046 joshua@jdsdesignstudio.com

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Submitted For Historic
District Approval

Wesley Heights ADU

No.	Description	Date

Site Plan

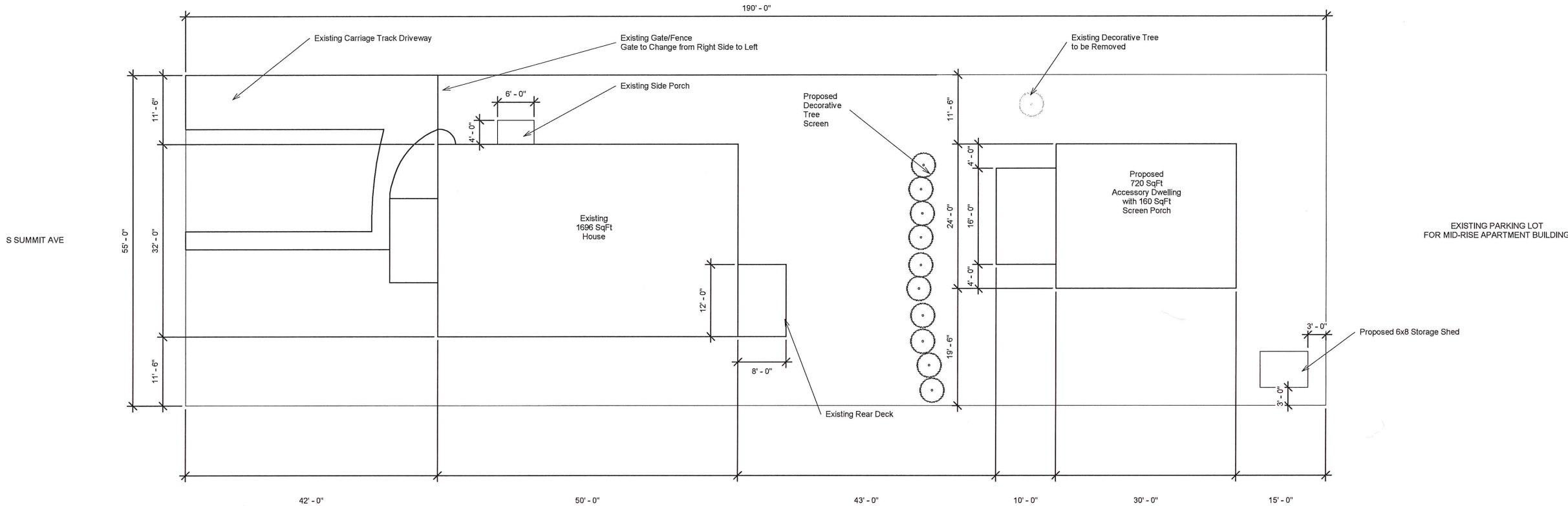
Designer JDS
Date 17 January 2019

A-001

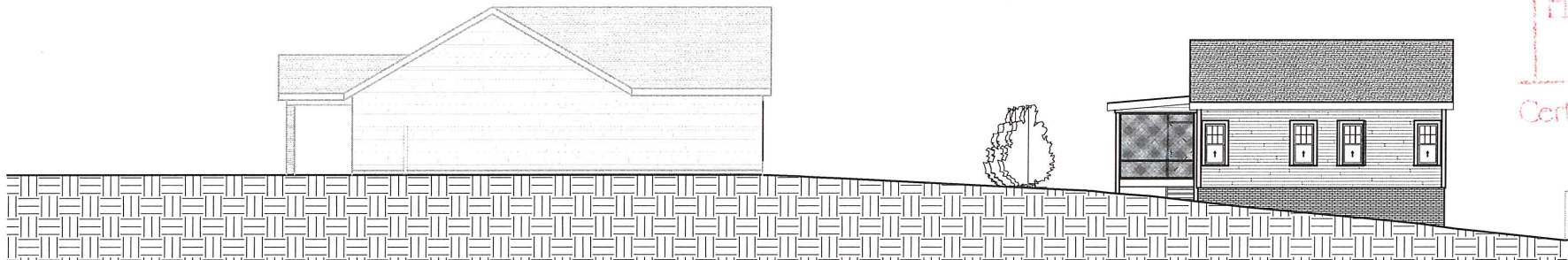
Scale 1" = 10'-0"

NOTES:

- 1) EXISTING DECORATIVE TREE TO BE REMOVED BY CERTIFIED ARBORIST, LEAVING STUMP TO BE REMOVED BY CONTRACTOR.
- 2) EXISTING SIDE PORCH AND REAR DECK ON PRIMARY STRUCTURE INSTALLED PRIOR TO HOMEOWNERS PURCHASING PROPERTY TO REMAIN.
- 3) EXISTING FRENCH DOORS FROM BEDROOM TO REAR DECK INSTALLED PRIOR TO HOMEOWNERS PURCHASING PROPERTY TO BE REPLACED WITH ENERGY-EFFICIENT EQUIVALENT.
- 4) EXTERIOR OF PRIMARY STRUCTURE TO BE RE-PAINTED TO COORDINATE WITH ACCESSORY DWELLING.



① Site Plan
1" = 10'-0"



② Site Section
1" = 10'-0"



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Wesley Heights ADU

No.	Description	Date

Exterior Elevations

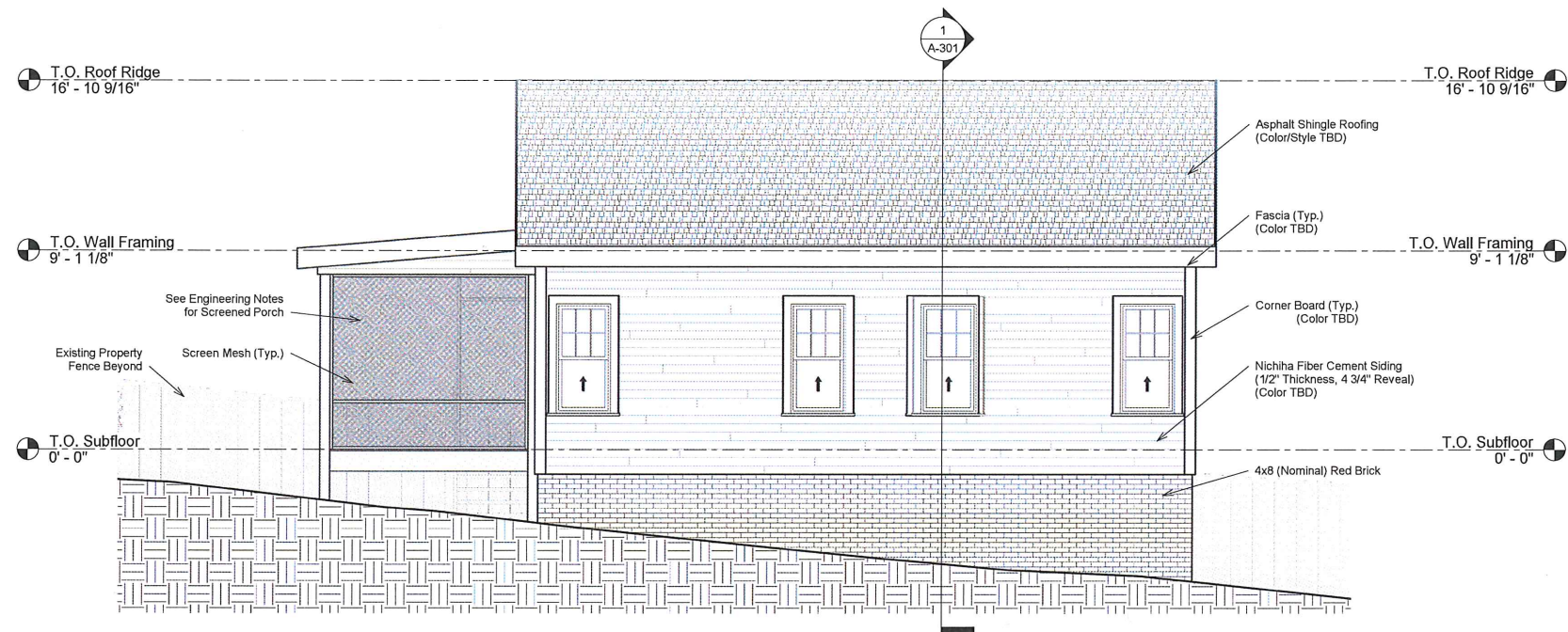
Designer JDS
Date 17 January 2019

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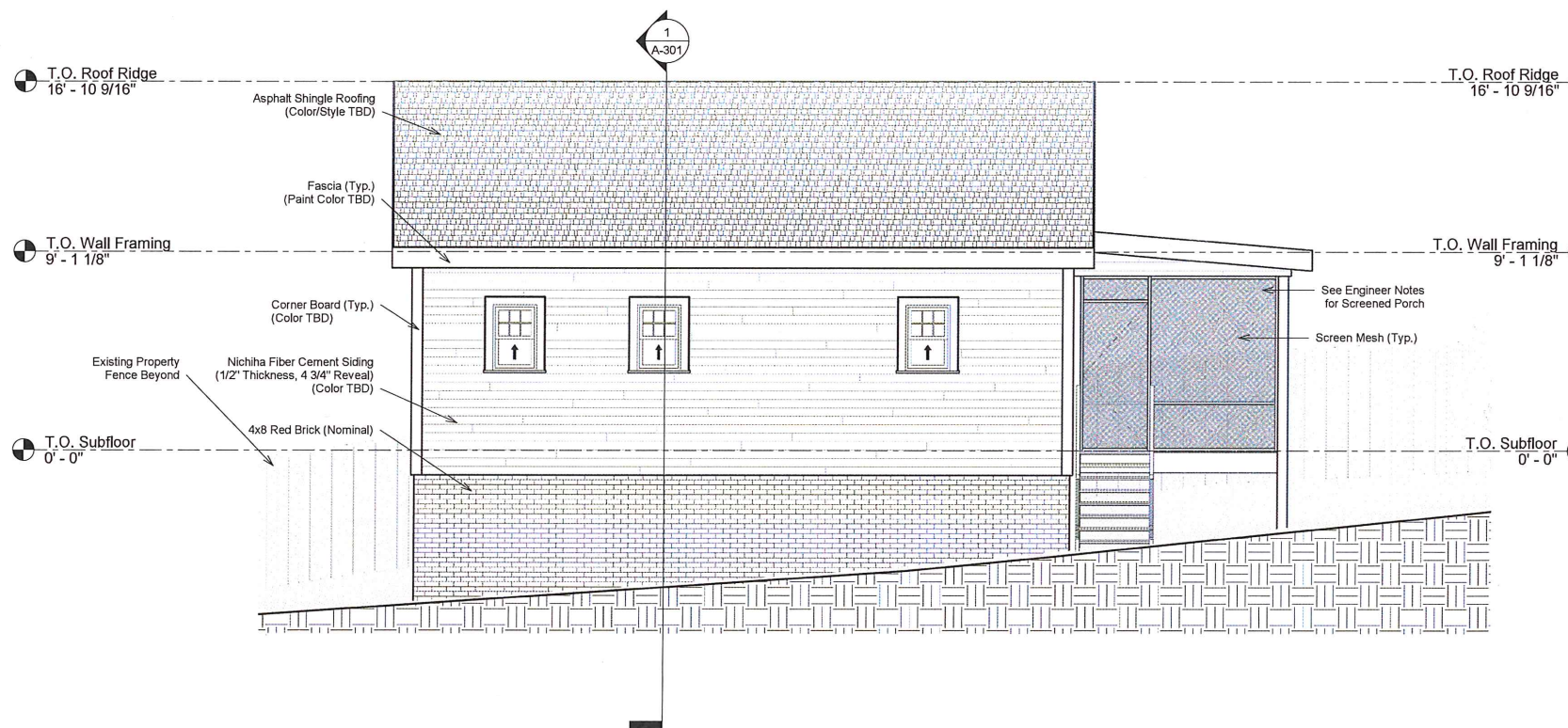
Scale 1/4" = 1'-0"

NOTES:

- 1) EXTERIOR PAINT COLOR AND ROOFING SHINGLES TO BE SPECIFIED BY DESIGNER AND FURNISHED AND INSTALLED/APPLIED BY CONTRACTOR. COLORS/STYLES TO COMPLEMENT PRIMARY STRUCTURE.
- 2) SEE ENGINEER DRAWINGS/NOTES FOR SCREENED PORCH CONSTRUCTION SPECIFICATIONS.
- 3) ALL EXTERIOR TRIM, SCREENED PORCH STRUCTURE, STAIRS AND RAILING TO BE WOOD, PAINTED IN A COLOR TBD.



1 South Elevation
1/4" = 1'-0"



2 North Elevation
1/4" = 1'-0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
MDCADMM-2018-00244

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No.	Description	Date

Exterior Elevations

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Date 17 January 2019

A-102

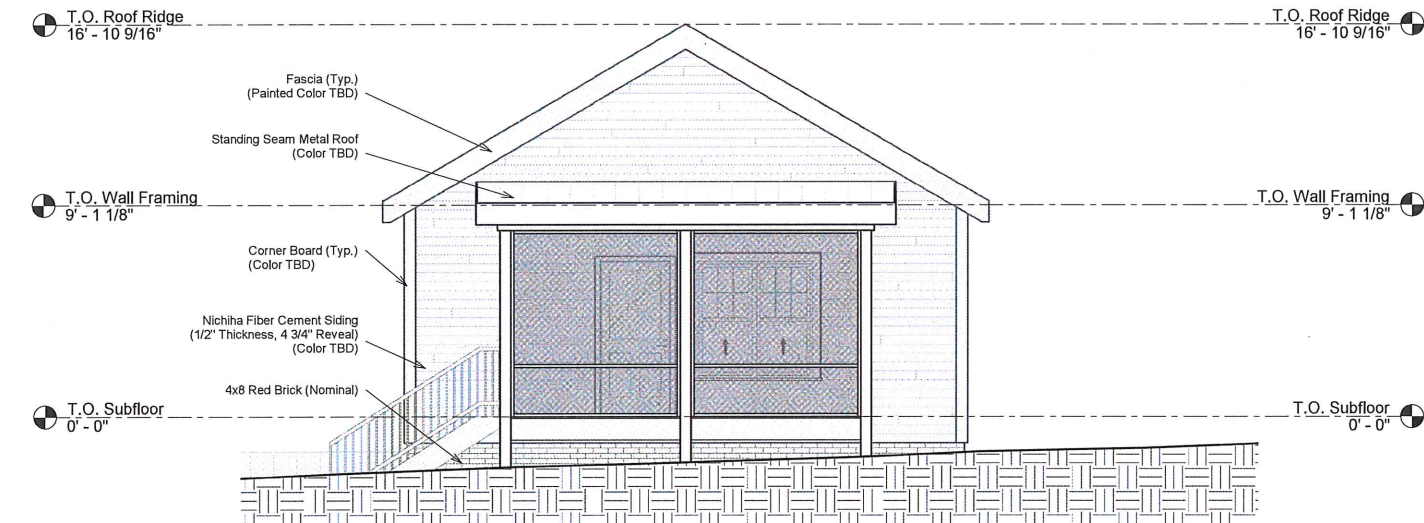
Scale 1/4" = 1'-0"

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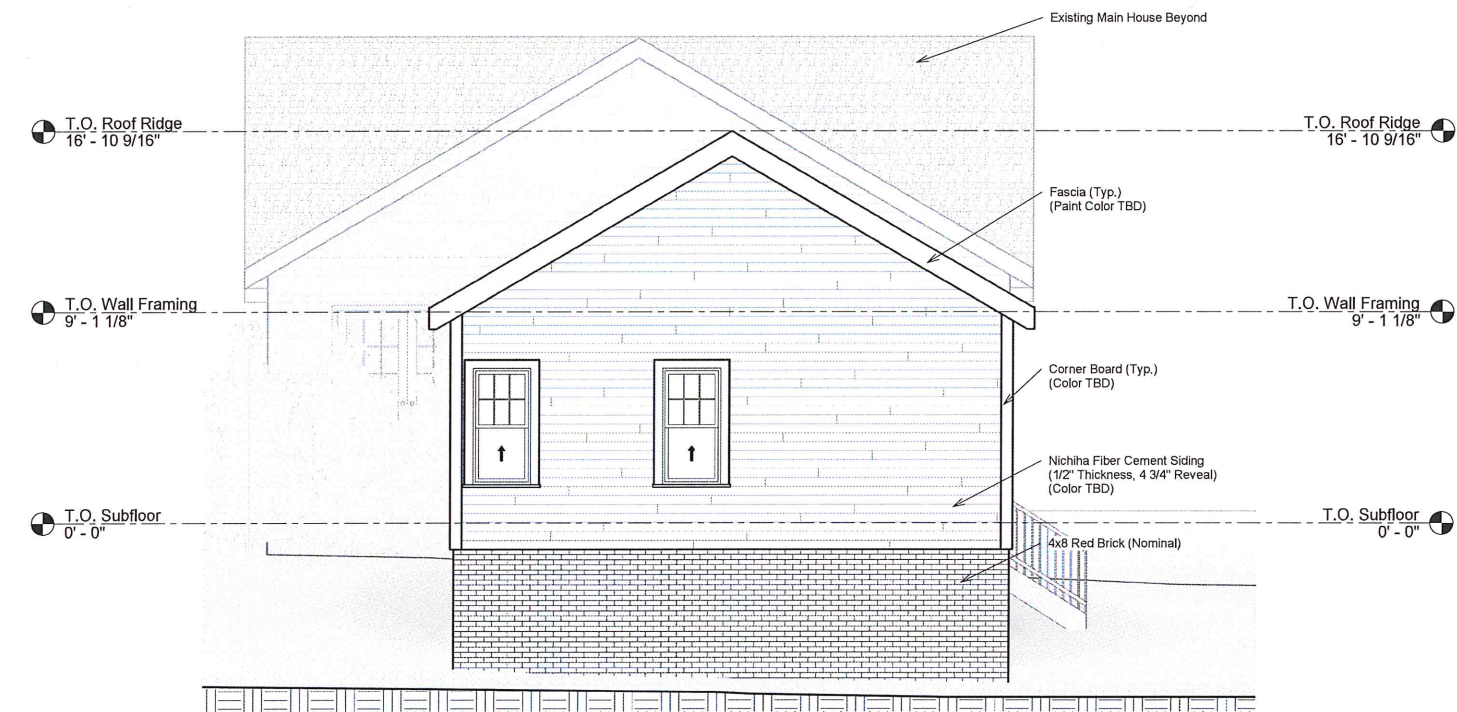
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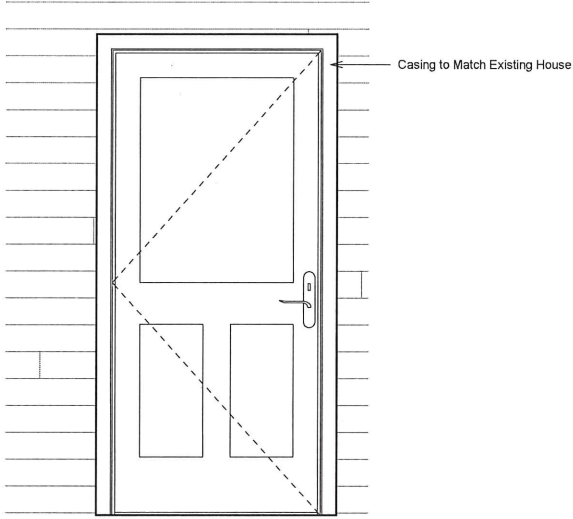


① West Elevation
1/4" = 1'-0"

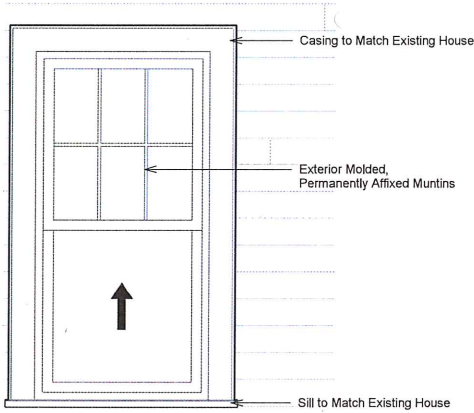


② East Elevation
1/4" = 1'-0"





① Typical Door Exterior Trim Detail
3/4" = 1'-0"



② Typical Window Exterior Trim Detail
3/4" = 1'-0"

APPROVED

Charlotte
Historic District
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HDCADmem-2018-00244

JDS
DESIGN STUDIO

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Wesley Heights ADU

No.	Description	Date

Details

Designer JDS
Date 17 January 2019

A-401

Scale 3/4" = 1'-0"