



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCRMI-2019-00507

DATE: October 31, 2019

ADDRESS OF PROPERTY: 400 South Summit Avenue

TAX PARCEL NUMBER: 07102411

HISTORIC DISTRICT: Wesley Heights

OWNER/APPLICANT: Mark Miller

DETAILS OF APPROVED PROJECT: The proposal is a rear addition, with the new roof, approximately 30" taller than the existing roof of the rear wing, that will tie in below the main ridge. An existing brick chimney will be extended to meet code, with brick and mortar to match existing. A covered flagstone rear patio will also be added. All new work (siding, trim, windows, doors, etc.) will match existing in design, dimension, and material. Areas of concrete in the rear yard will be removed to re-establish a lawn between the house and carriage house. A new concrete driveway approximately 12' wide will be installed at the left rear corner of the property to connect with an existing alleyway at the rear. The free-standing light poles in the front yard will be removed. A 3' tall wood picket fence will enclose all HVAC/mechanical units. The picket fence will have visible spacing between the pickets and will be painted or stained after an appropriate curing time.

A TRAQ Qualified Certified Arborist, provided a letter documenting the 15" pecan tree's structural defects, wounds and root decay, which meets the requirements for administrative approval. A 2"-3" caliper replacement tree, Southern Oak, will be planted. The other trees shown for removal on the site plan are small trees less than 10" in diameter and/or ornamental trees. See attached plans.

The project was approved by the HDC September 11, 2019.

Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

Continued, next page.

10/31/2019

- 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



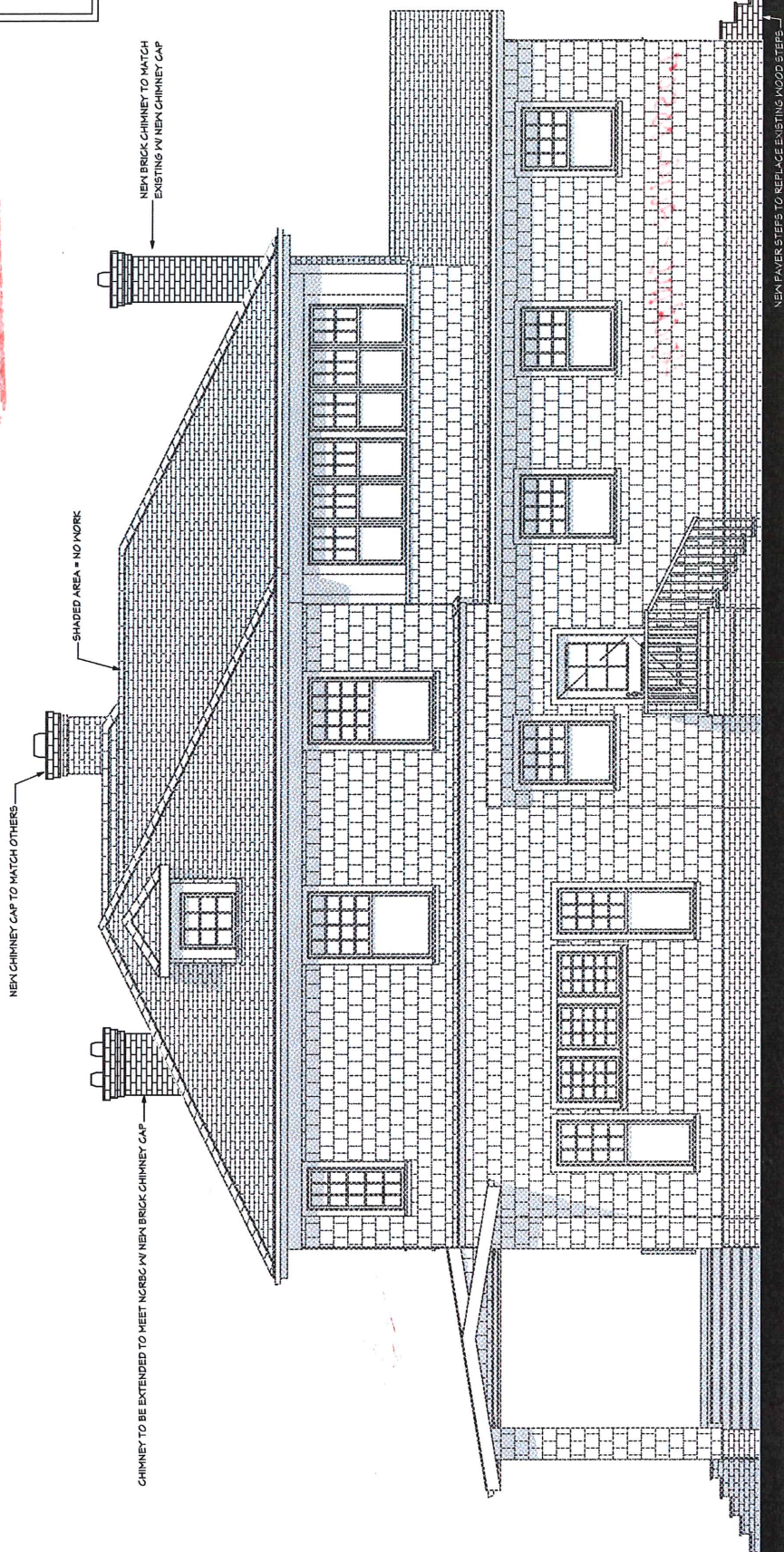
Staff

APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCM1-2019-00507



NEW PAYER STEPS TO REPLACE EXISTING WOOD STEPS

1 | RIGHT SIDE ELEVATION
SCALE 3/16" = 1'-0"

SHEET TITLE:
**RIGHT SIDE EXTERIOR
ELEVATION**

gray design
architecture, pa.

Mr. & Mrs. Mark Miller
400 South Summit Ave.
Charlotte, NC 28208

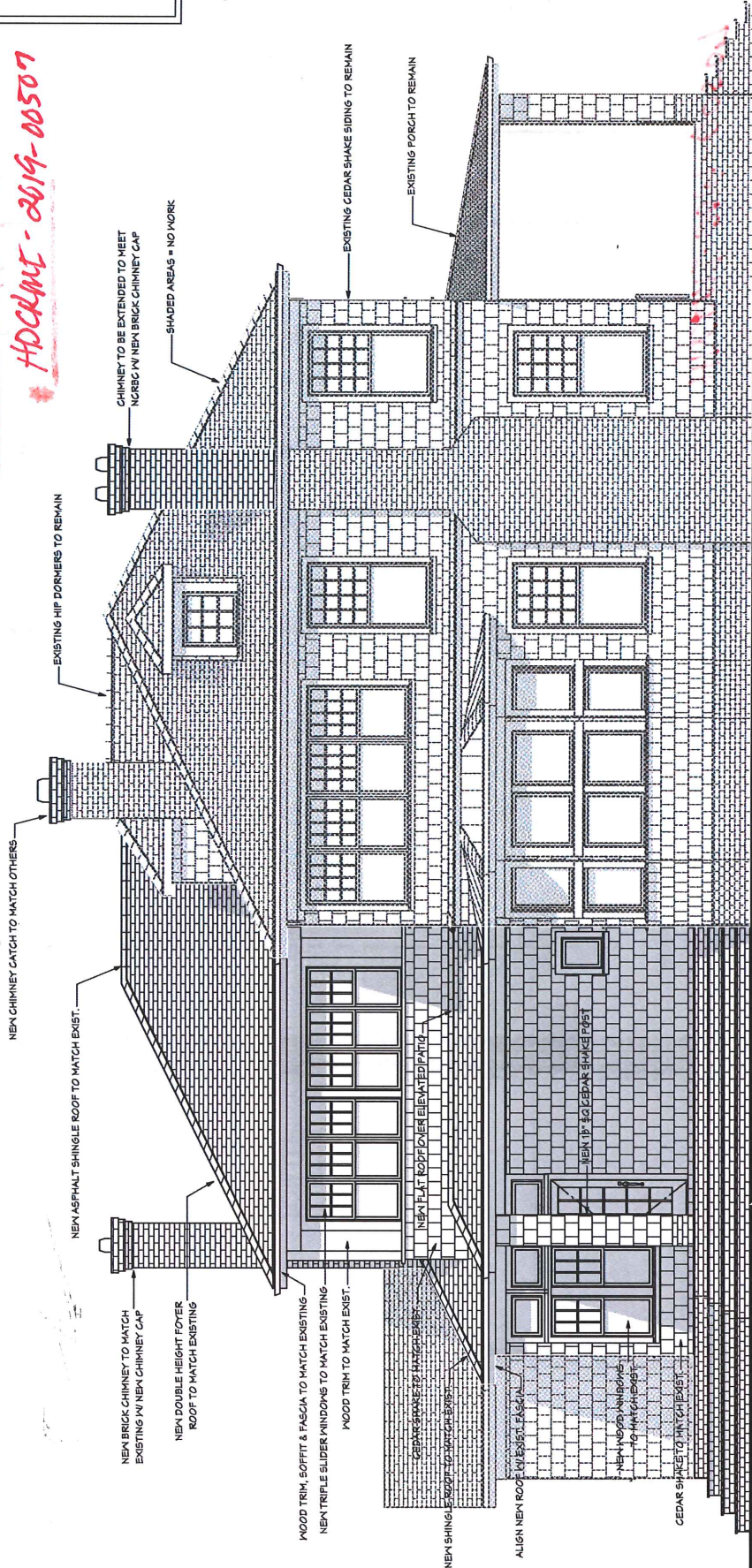
DATE:
7/10/2019

SCALE:
3/16" = 1'-0"

SHEET:
A-6



#DCKMT - 2019-00507



1 | LEFT SIDE ELEVATION

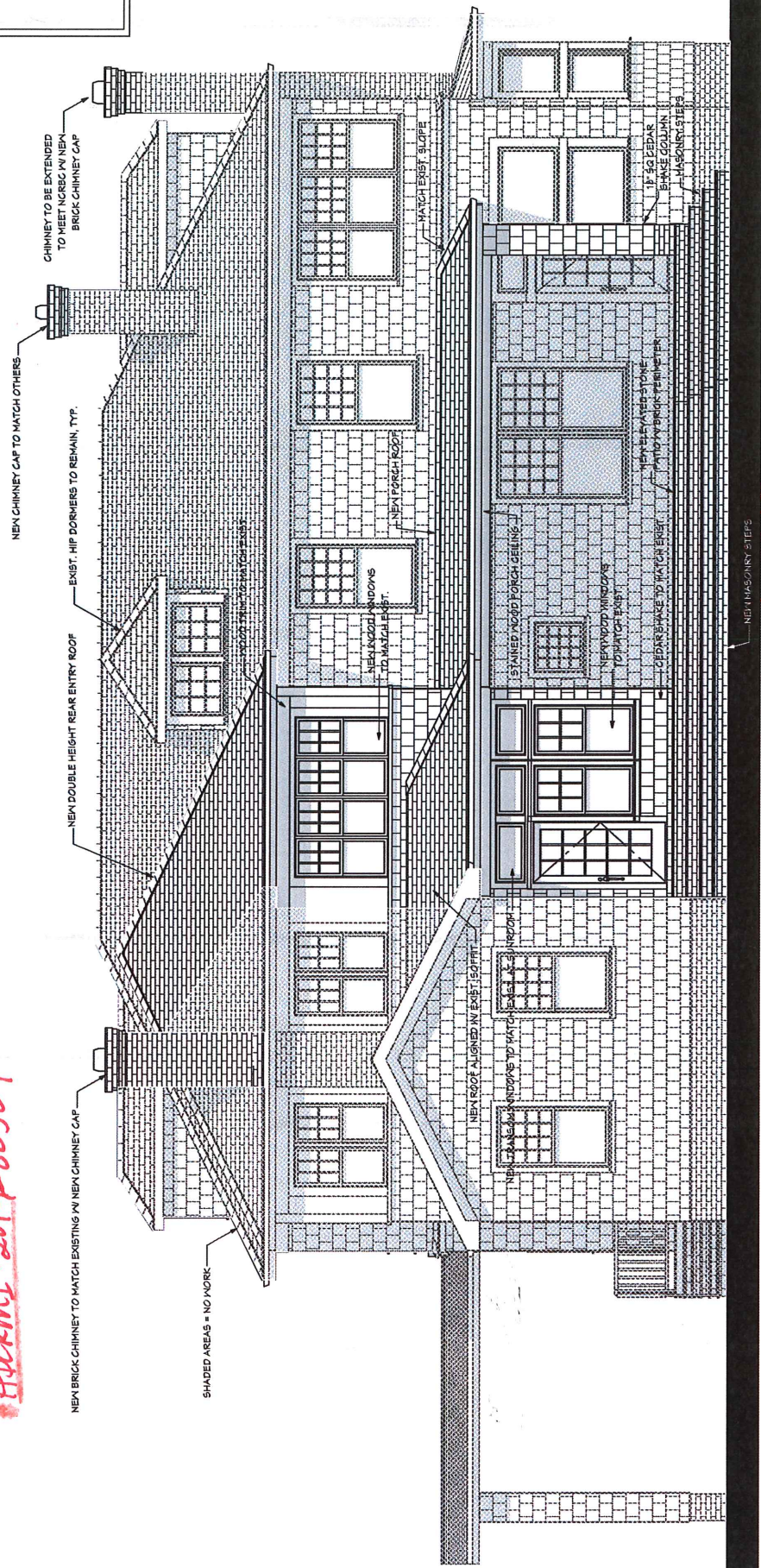
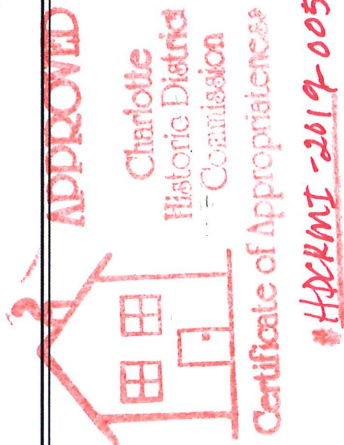
SCALE: 1/4" = 1'-0"

gray design
architecture, pa.

Mr. & Mrs. Mark Miller
400 South Summit Ave.
Charlotte, NC 28208

DATE: 7/10/2019
SCALE: 3/16" = 1'-0"
SHEET: A-5

SHEET TITLE:



1 | REAR ELEVATION
 SCALE 3/16" = 1'-0"

SHEET TITLE:
**REAR EXTERIOR
 ELEVATION**

graydesign
 architecture, pa.

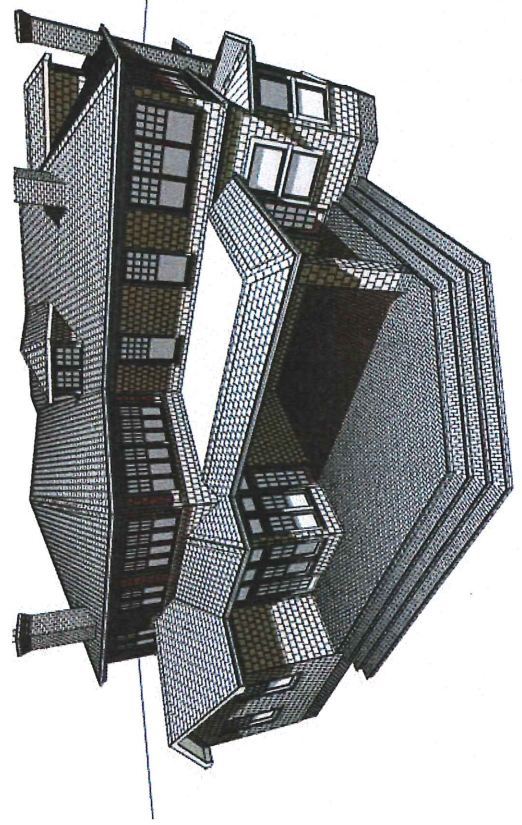
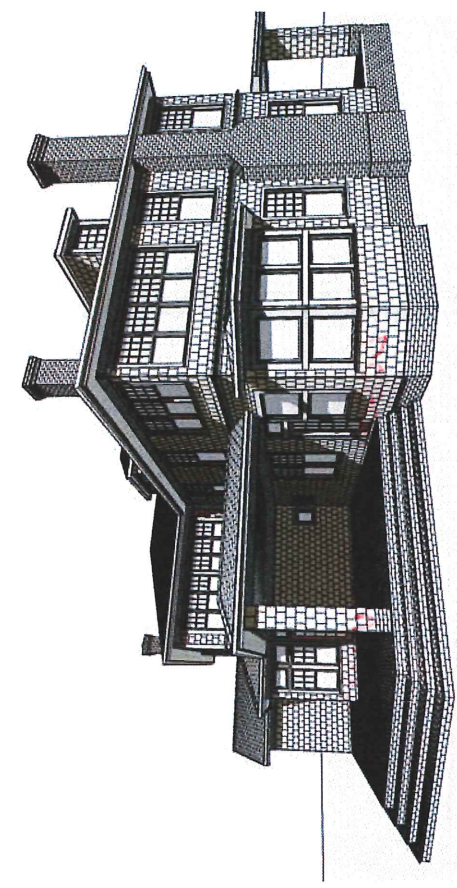
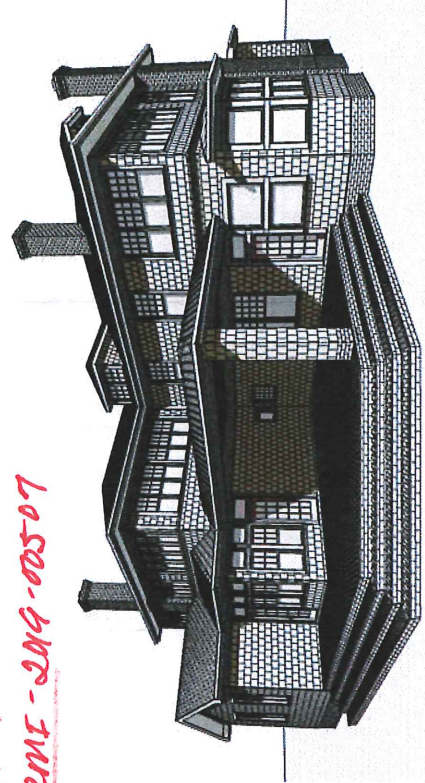
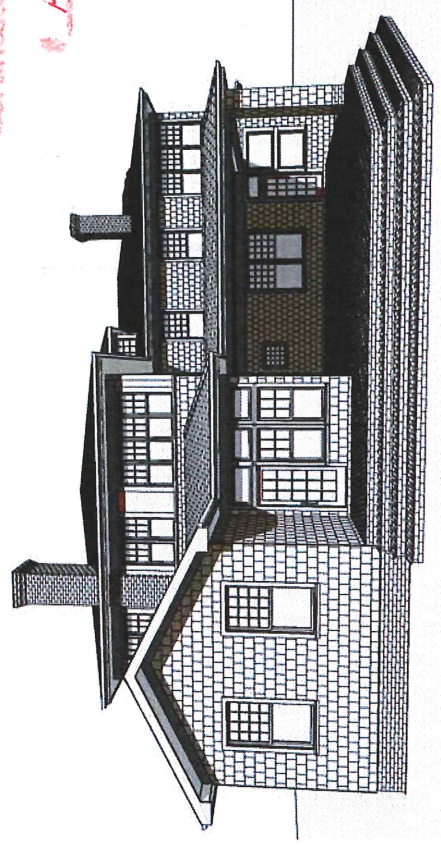
Mr. & Mrs. Mark Miller
 400 South Summit Ave.
 Charlotte, NC 28208

DATE: 7/10/2019
 SCALE: 3/16" = 1'-0"
 SHEET: **A-7**



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Charlotte
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Certificate of Appropriateness

HOCEMI-2019-00507



SHEET TITLE:
EXTERIOR
PERSPECTIVES

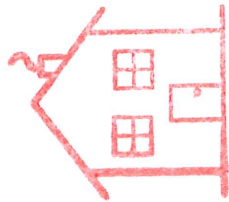
gray design
architecture, p.a.

Mr. & Mrs. Mark Miller
400 South Summit Ave.
Charlotte, NC 28206

DATE:
7/10/2019

SCALE:

SHEET:
A-8

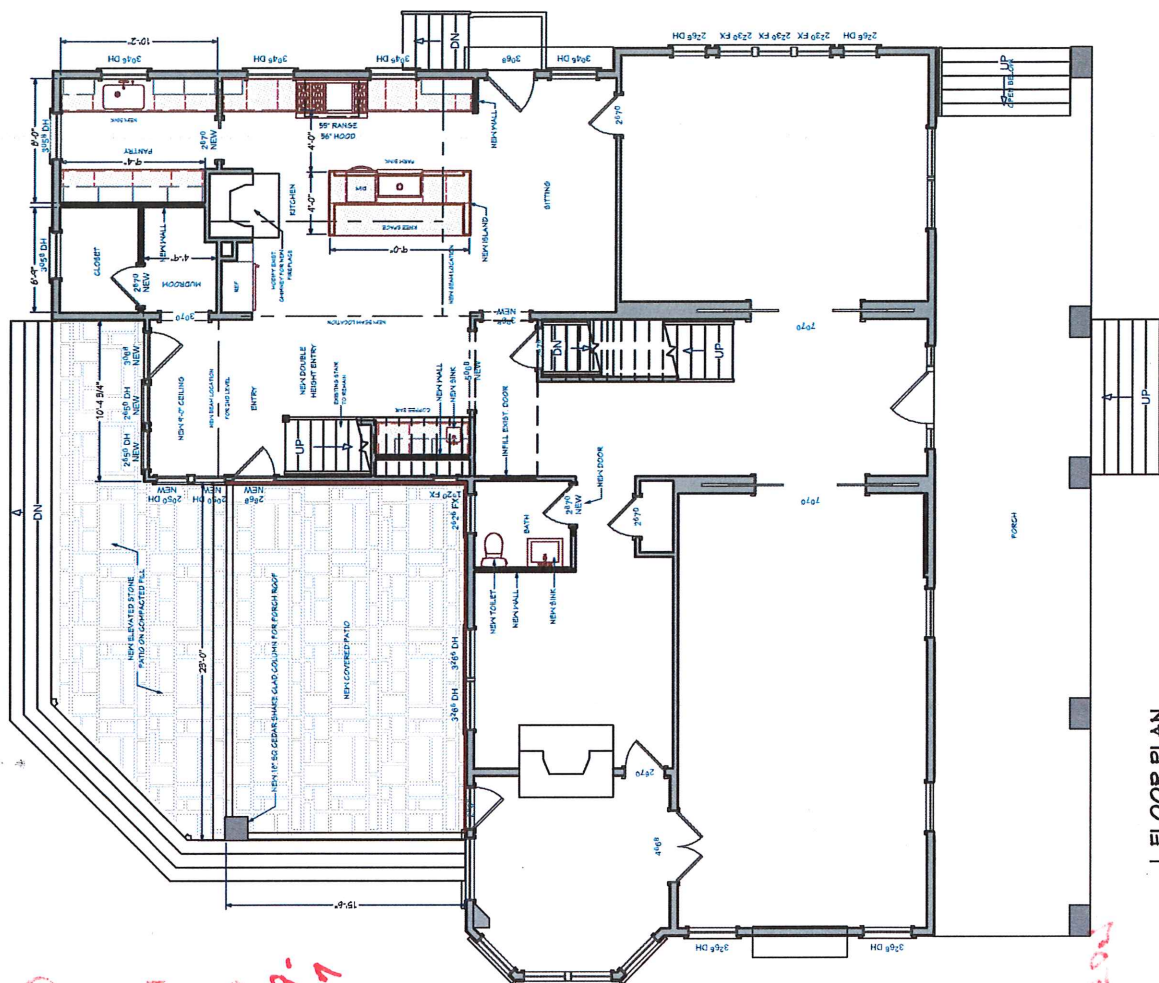


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Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCRMT-2019-00501



FLOOR PLAN
SCALE: 3/16" = 1'-0"

SHEET TITLE:
PROPOSED
FLOOR PLAN
MAIN LEVEL

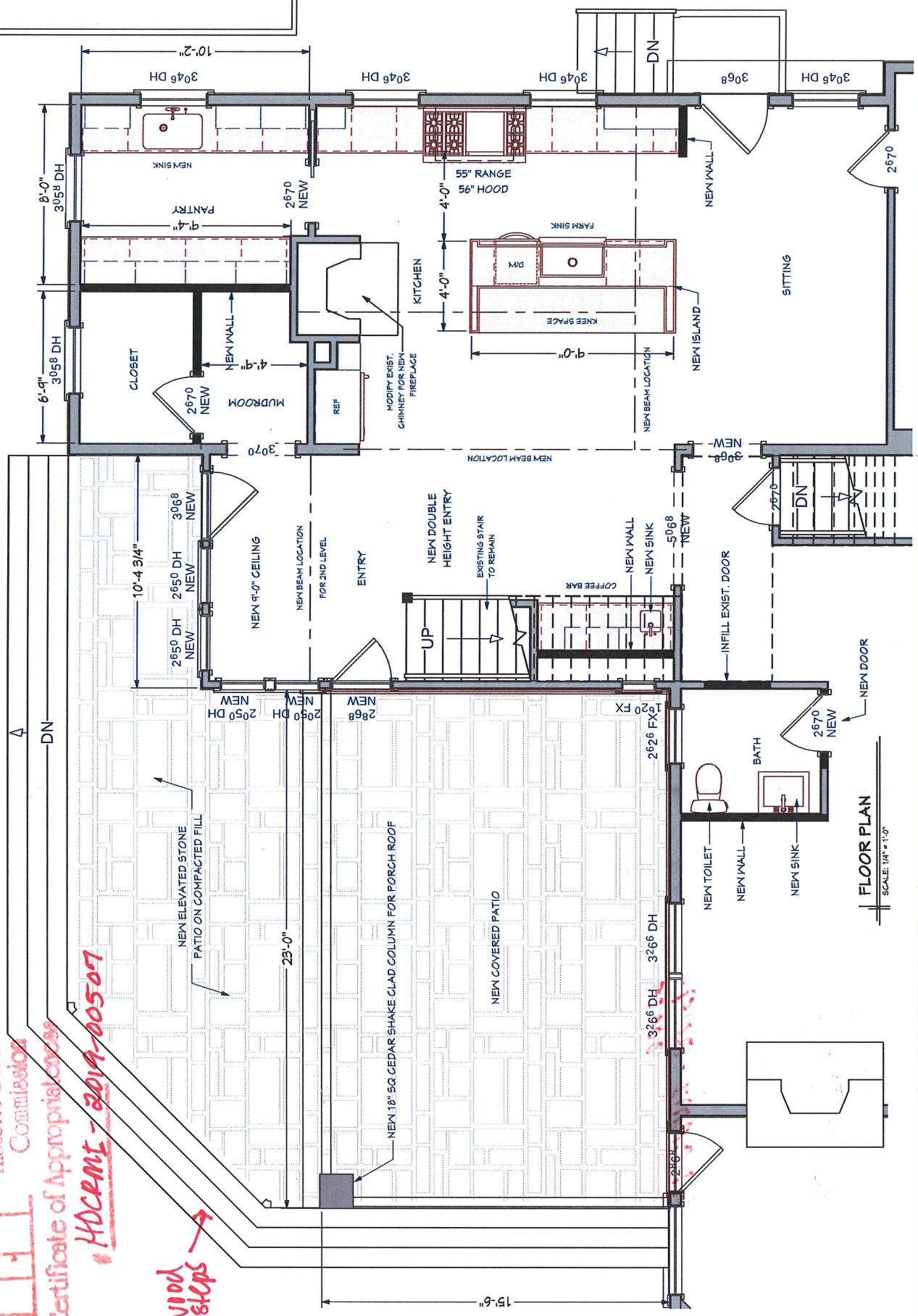
gray design
architecture, pa.

Mr. & Mrs. Mark Miller
400 South Summit Ave.
Charlotte, NC 28208

DATE: 7/10/2019
SCALE: 3/16" = 1'-0"
SHEET: A-3

440CEMI-2019-00507

wood steps



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

The Miller Residence



EL AGSTONE STEPPERS THROUGH I AMN



RENOVATE PLANTINGS

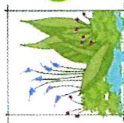


BILLYSTONE WALKWAY

LANDSCAPE MASTER PLAN

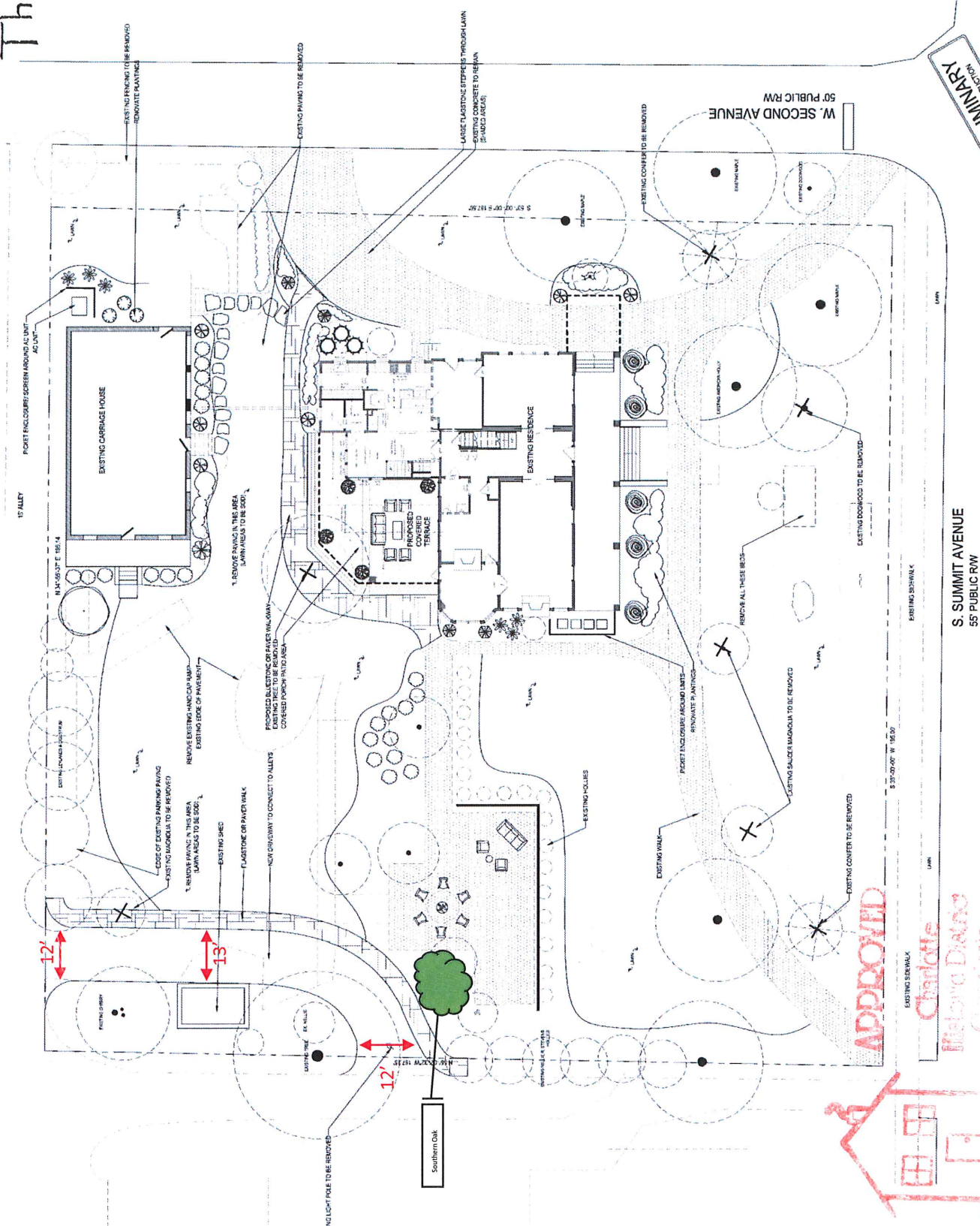
10° 20'

SCALE: 10" = 10'-0"



arden
design

9/6 forestbrook drive
astoria or 97103-7047
astoria or 97103-7047



NOT FOR CONSTRUCTION
PRELIMINARY

S. SUMMIT AVENUE
55' PUBLIC ROW

THE UNIVERSITY OF CHICAGO

Charlotte

Filecoin Diaries
Columbi

Certificate of Appreciation

40CRM-2019-00507

