
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 400 South Summit Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Mark Miller

Details of Proposed Request

Existing Context

Known as the Wadsworth House, 400 South Summit Avenue was the first house built in Wesley Heights. Designed by Charlotte architect Louis Asbury and built in 1911 in the Shingle Style, architectural features include a square mass, hipped roof with hipped dormers, a full-length porch with a porte cochere, and multi-paned windows. The accessory structure, also constructed in 1911, is a combination carriage house and servant's quarters which matches the main house in design and materials. Lot size is approximately 195' x 187.5'. Adjacent houses are one and two story single-family structures.

Proposal

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 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. The property owner is working with staff to identify a location for a replacement tree. The other trees shown for removal on the site plan are small trees less than 10" in diameter and/or ornamental trees.

Design Guidelines – Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

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 Recommendation

1. The project is not incongruous with the district and meets guidelines for Additions, page 7.2
2. Staff recommends full approval for meeting all the Guidelines, per 10.4.1 of the Rules for Procedure.
3. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.



HDCRMI-2019-00507

PID: 07102411

LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS

PROPOSED PROJECT: CONSENT AGENDA

September Meeting 2019







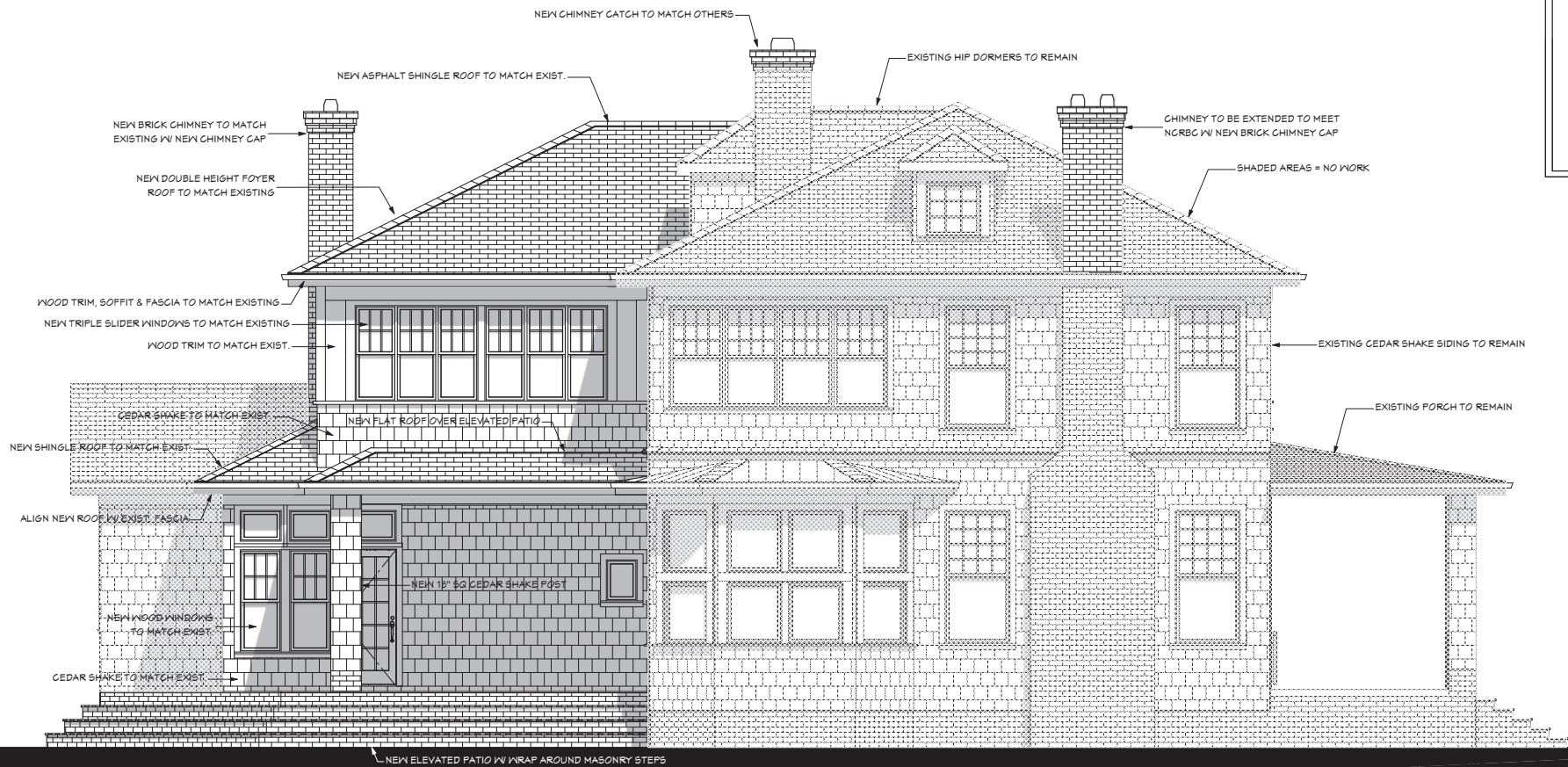












1 | LEFT SIDE ELEVATION

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

SHEET TITLE:

graydesign
architecture, pa.

Mr. & Mrs. Mark Miller
400 South Summit Ave.
Charlotte, NC 28209

DATE:

7/10/2019

SCALE:

3/16" = 1'-0"

SHEET:

A-5



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 28209

DATE:

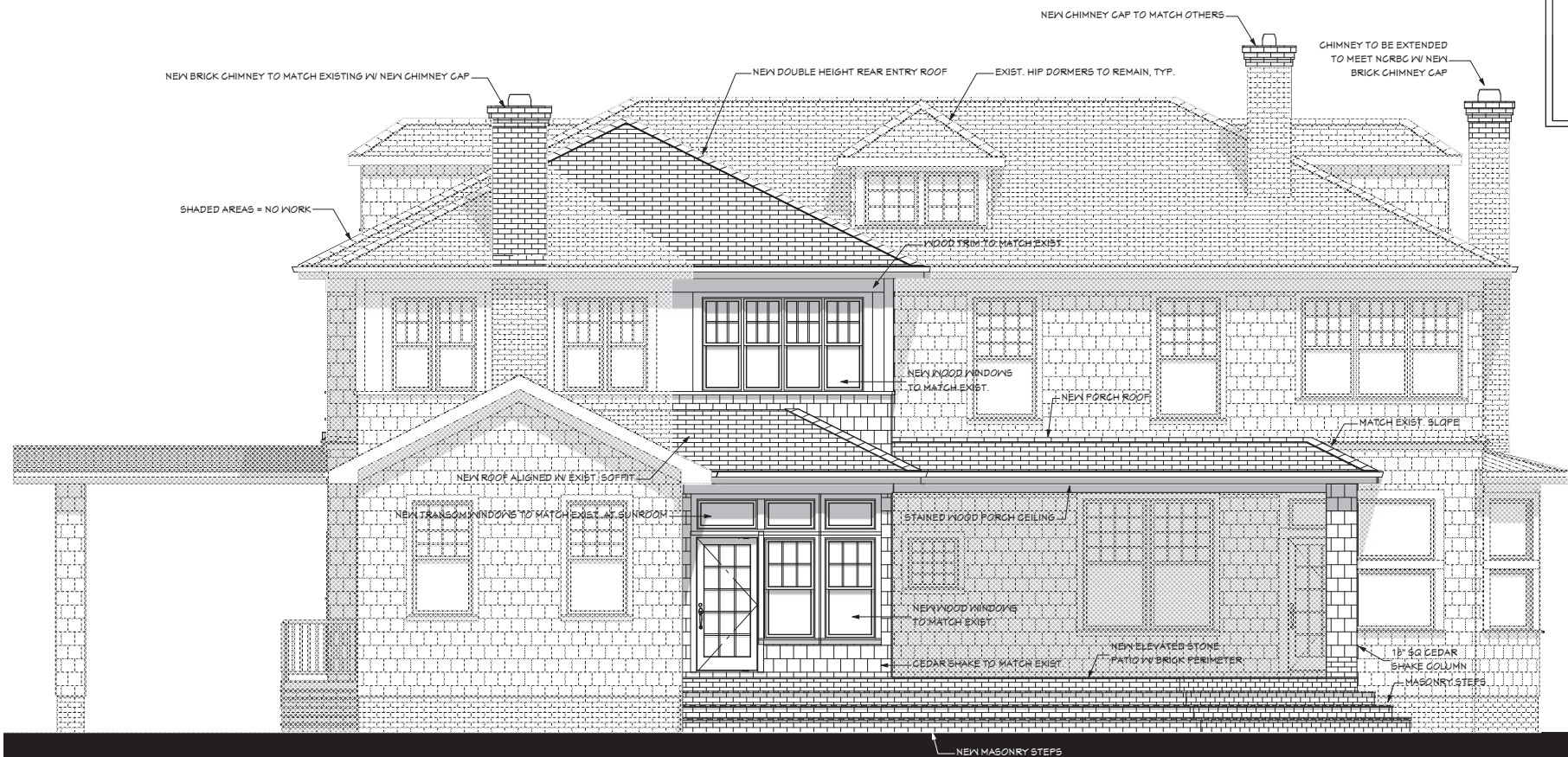
7/10/2019

SCALE:

3/16" = 1'-0"

SHEET:

A-6



1 REAR ELEVATION

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

SHEET TITLE:
REAR EXTERIOR
ELEVATION

graydesign
architecture, p.a.

Mr. & Mrs. Mark Miller
400 South Summit Ave.
Charlotte, NC 28209

DATE:

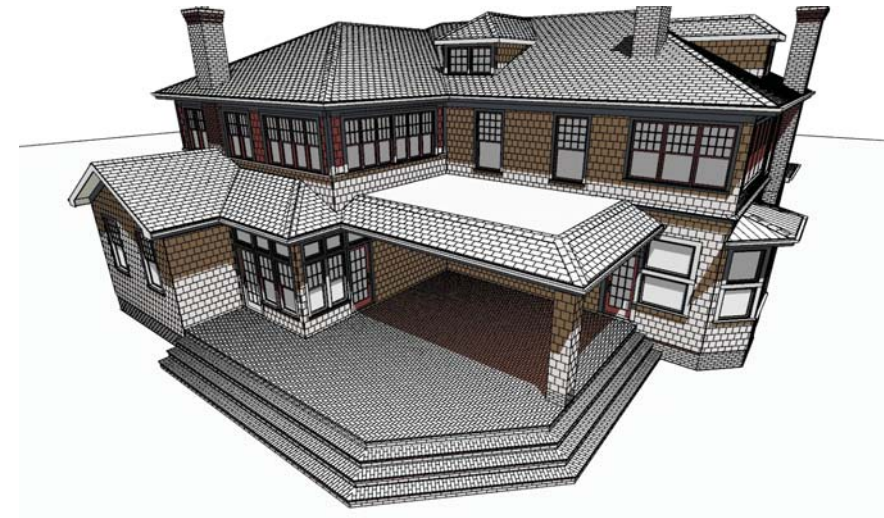
7/10/2019

SCALE:

3/16" = 1'-0"

SHEET:

A-7



SHEET TITLE:
EXTERIOR
PERSPECTIVES

graydesign
architecture, p.a.

Mr. & Mrs. Mark Miller
400 South Summit Ave.
Charlotte, NC 28205

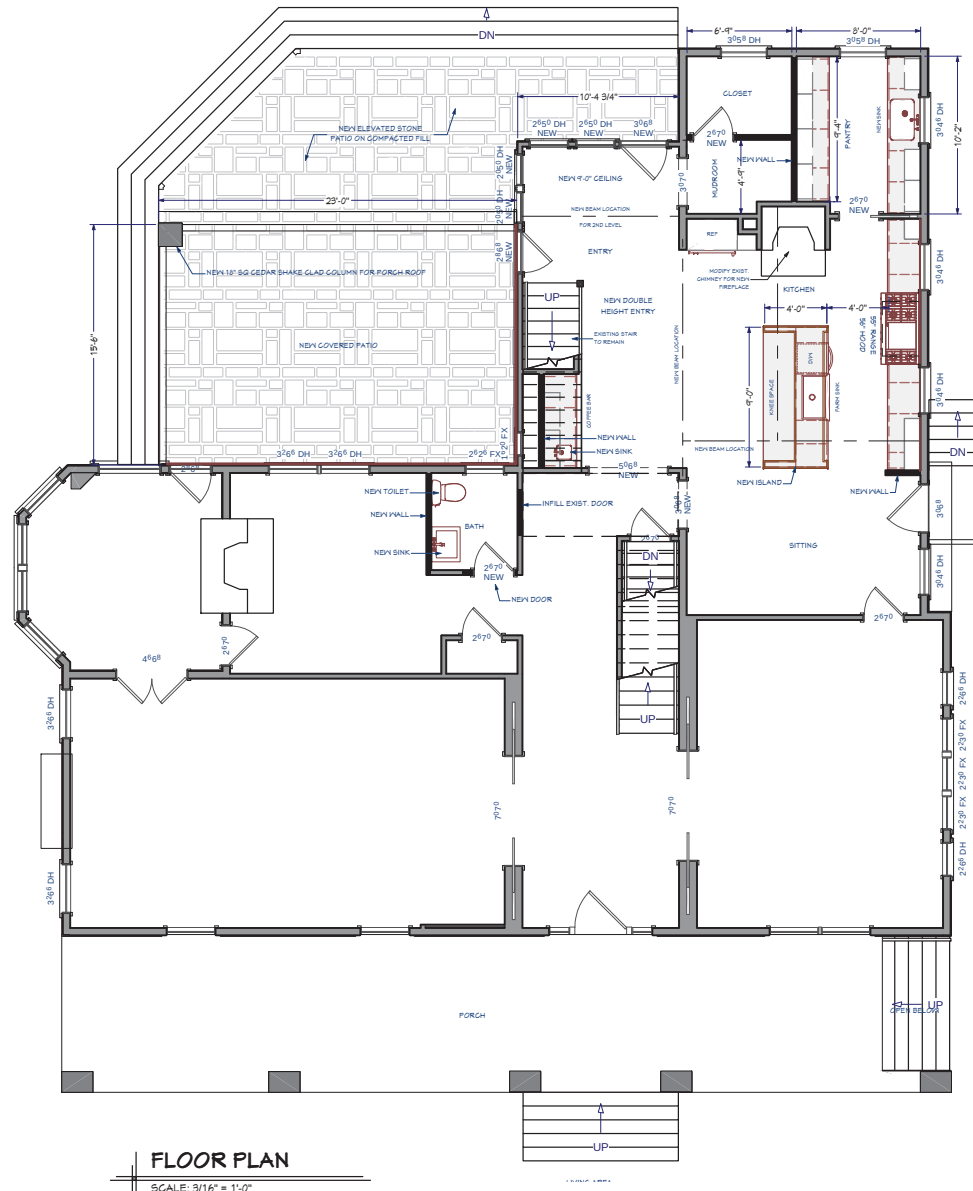
DATE:

7/10/2019

SCALE:

SHEET:

A-8



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

SHEET TITLE:
**PROPOSED
FLOOR PLAN
MAIN LEVEL**

graydesign
architecture, pa.

Mr. & Mrs. Mark Miller
400 South Summit Ave.
Charlotte, NC 28209

DATE:

7/10/2019

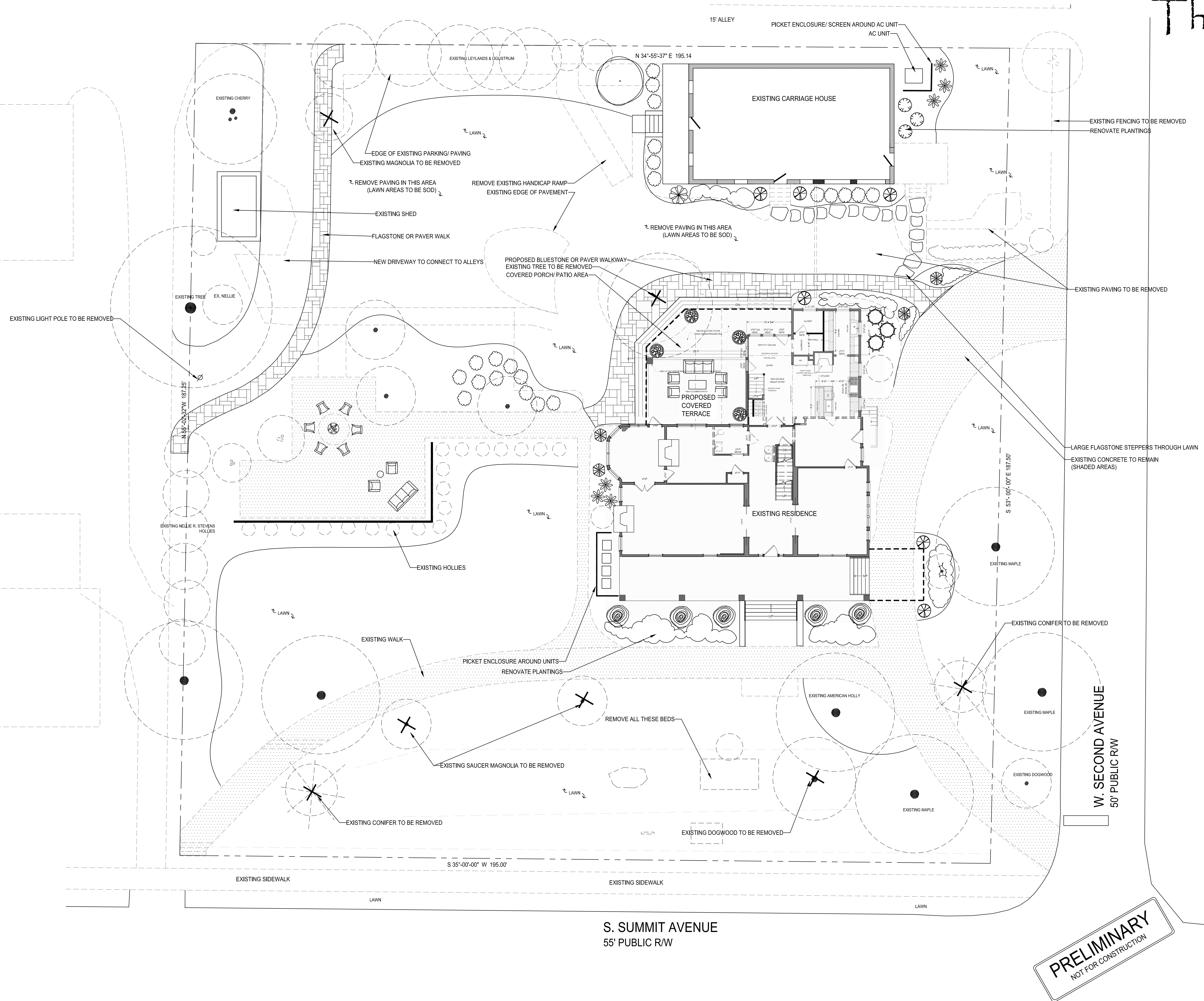
SCALE:

3/16" = 1'-0"

SHEET:

A-3

The Miller Residence



MATERIALS



FLAGSTONE STEPPERS THROUGH LAWN



RENOVATE PLANTINGS



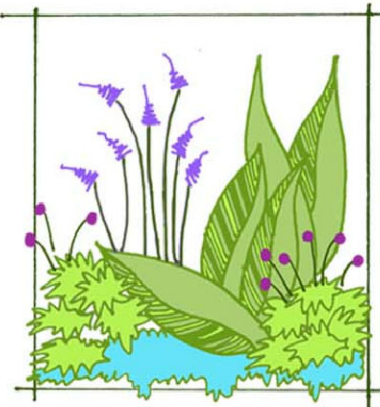
BLUESTONE WALKWAY

LANDSCAPE MASTER PLAN

0' 10' 20'



SCALE: 1.0" = 10'-0"



Garden design
916 forestbrook drive
gastonia, nc 28056 704.718.4785

PRELIMINARY
NOT FOR CONSTRUCTION