

Application for a Certificate of Appropriateness

ADDRESS OF PROPERTY	<i>423 South Summit Ave, Wesley Heights Local Historic District</i>	<i>HDC 2012-060</i>
SUMMARY OF REQUEST	<i>Front Porch Addition</i>	
OWNER	<i>Charles Johnson</i>	
APPLICANT	<i>Eckuche Creative Group</i>	

Details of Proposed Request

This application seeks approval for the expansion of the existing front porch on this house, including the construction of an outdoor fireplace and associated chimney.

Current Status and Context of Property

This house is one of four that were built under an HDC approval in 2006 as an infill project in the Wesley Heights Local Historic District.

Relevant HDC Design Guidelines

- *Additions*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.





SUMMARY

The following is a brief summary for the proposed remodel at 423 S Summit Av, Charloe NC 28208 located in the Wesley Heights Historic district.

Vision: A renovaon focusing mainly on the interior with some changes to the exterior to enhance and combine the originalityand character of the exisng home and neighborhoodwhile expandingthe funconality and use of the home.

Design: The original home has great architectural bones that flow with other surrounding homes. The proposed porch addion and relocaon of windows and doors are placed to conform to the original home and blend into its environment.

Objecves: Add on to the east side of the original front porch and wrap in a circular fashion. Relocate various window and door locaons to accommodate the new interior layout of the home. Add onto the south side exisng deck and extend the roof line to wrap in a hip fashion back to the east face of the home. The rooflines, materials, soffits and fascia will retain the exisng characteriscs and style if any touch up work is to be done. Siding, trims and colors will remain as is or will be replaced as needed to match exisng . Exisng brick claddingis to be removed and replaced with stone cladding as shown in the drawings. Add a curb wall to the exisng and proposed porch with a half rail system above to comply with any and all codes. No exisng trees play a role in the alteraons to the home and or property.



EXISTING NORTH VIEW

PRIVATE RESIDENCE

423 S SUMM IT AV
CHARLOTTE, NC

CHARLOTTE HISTORIC
DISTRICT COMMISION
SUBMISSION

17 MARCH 2012



EXISTING EAST VIEW



EXISTING SOUTH VIEW



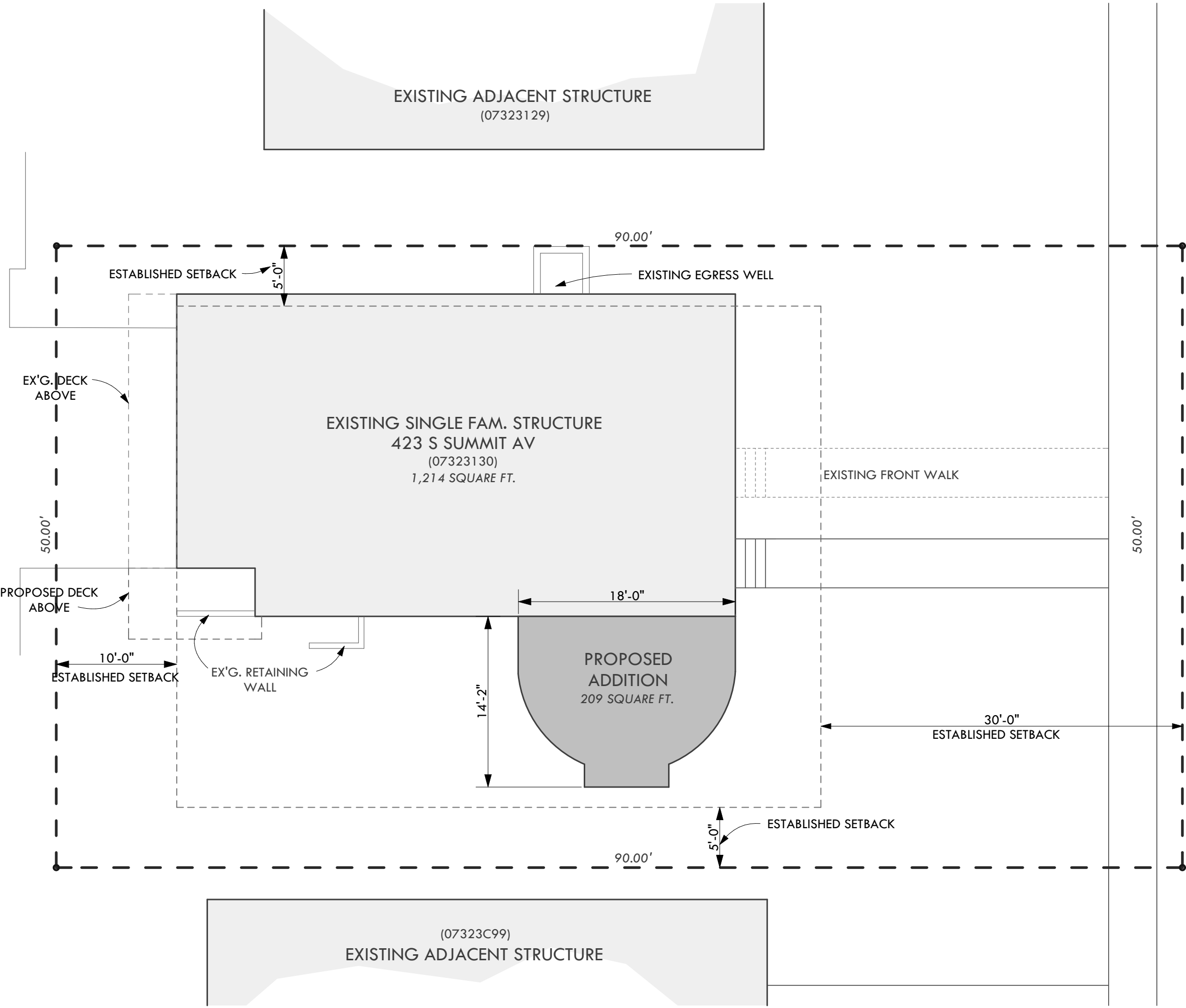
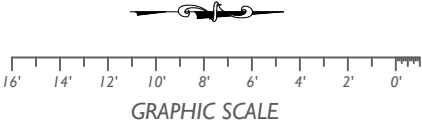
EXISTING WEST VIEW

PRIVATE
RESIDENCE

423 S SUMMIT AV
CHARLOTTE, NC

CHARLOTTE HISTORIC
DISTRICT COMMISSION
SUBMISSION
17 MARCH 2012

SUMMIT AV

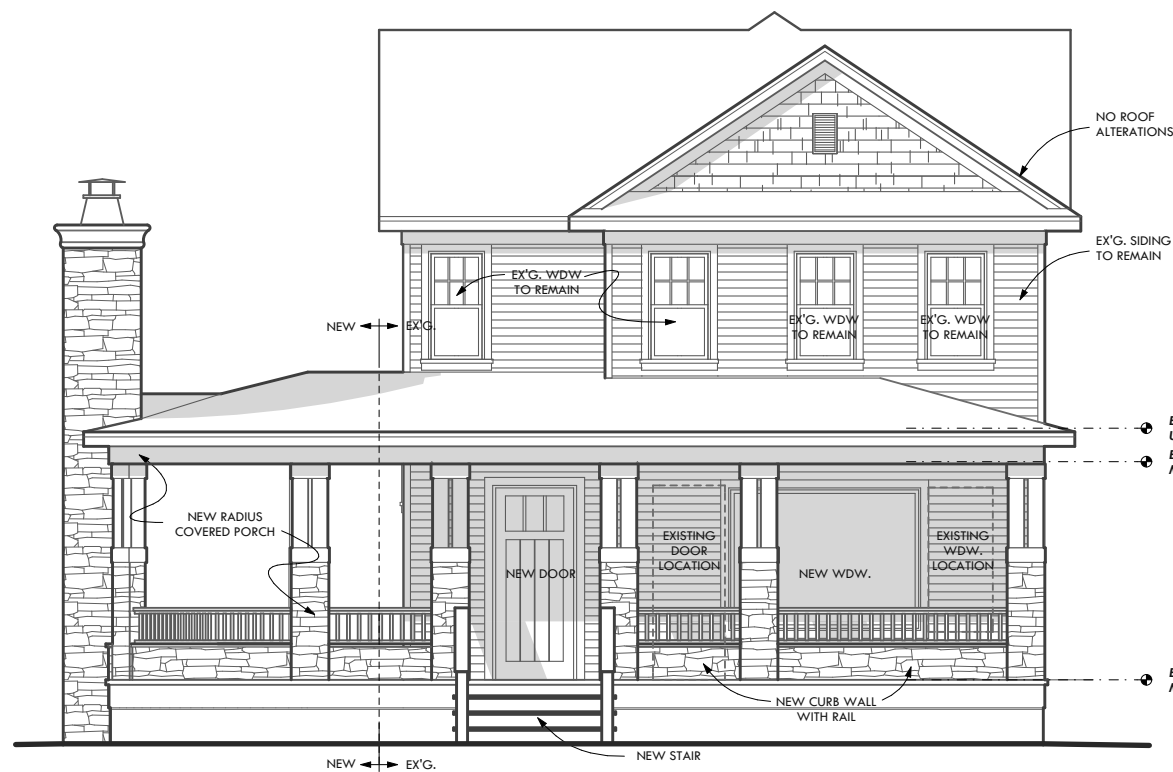


PRIVATE RESIDENCE

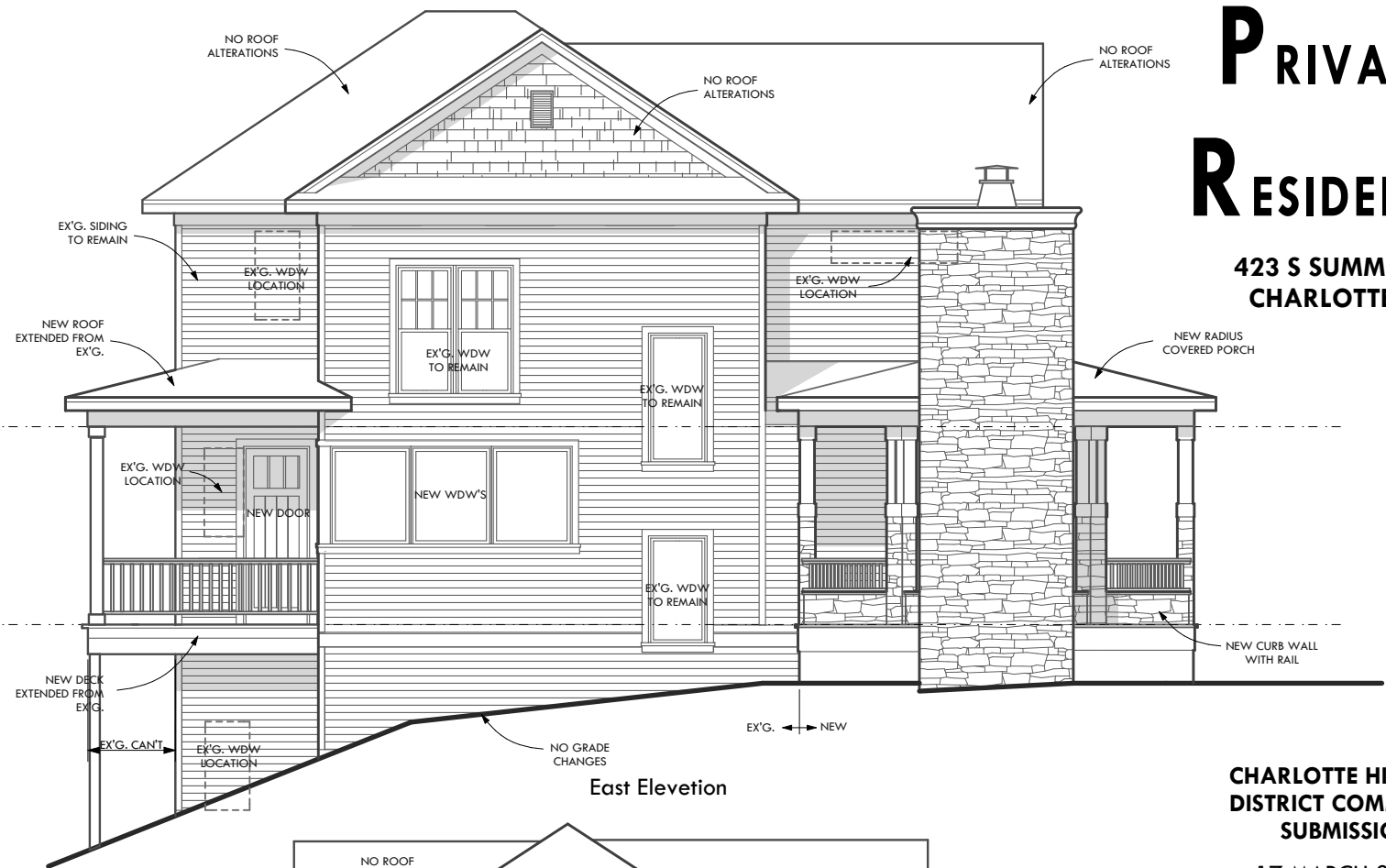
423 S SUMMIT AV
CHARLOTTE, NC

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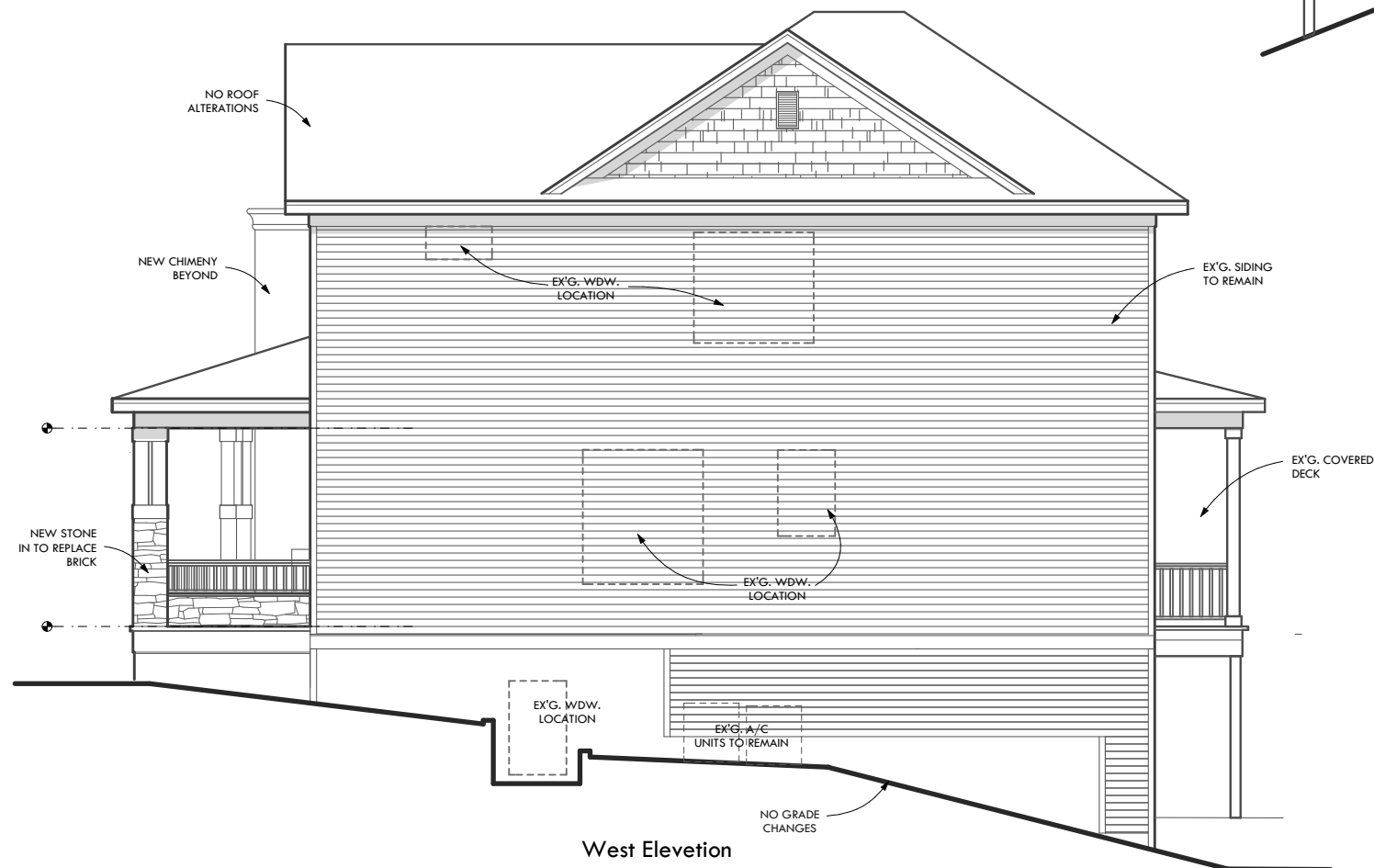
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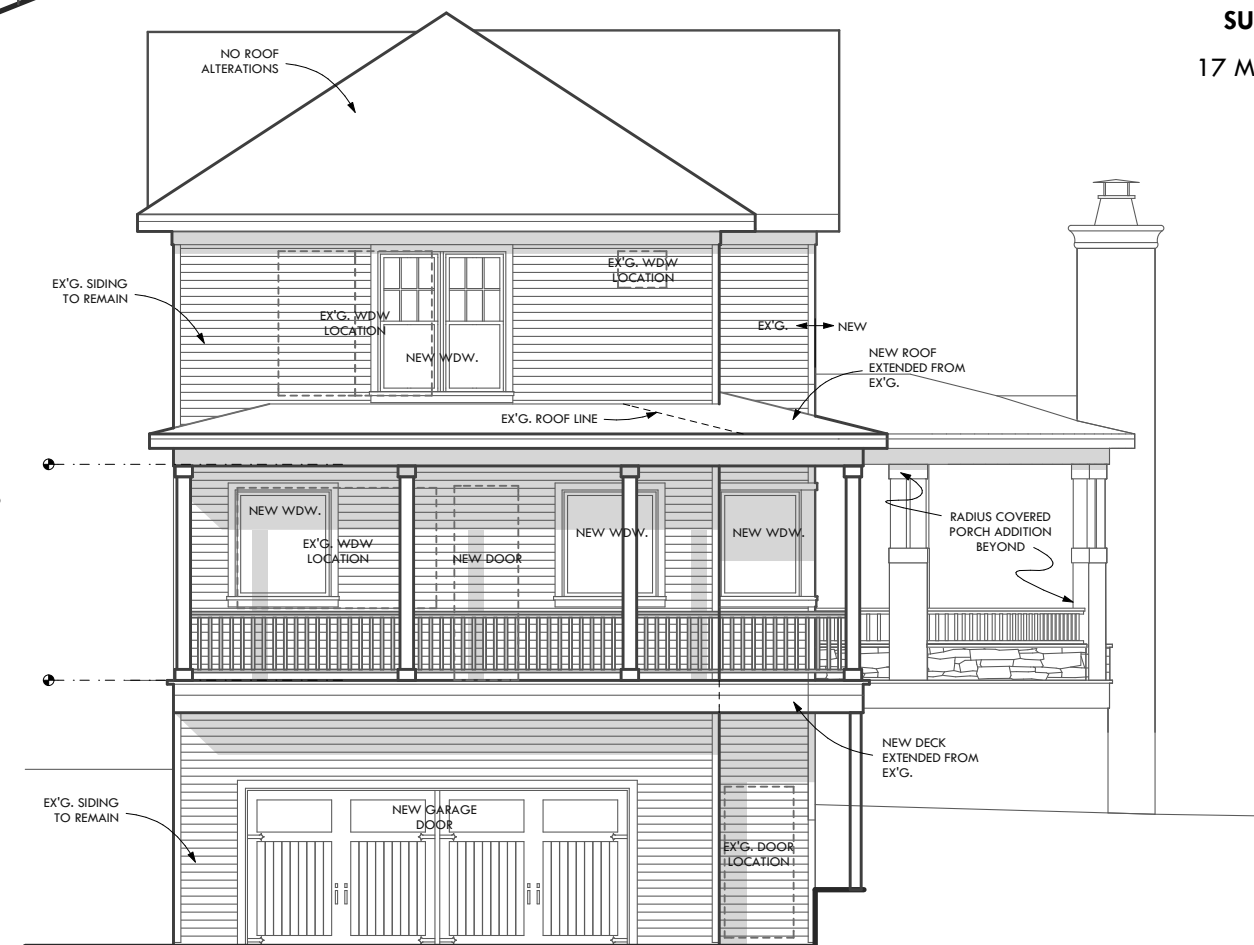
North Elevation



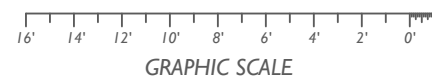
East Elevation



West Elevation



South Elevation



Charlotte Historic District Commission - Case 2011--060

