

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 317 S. Summit Avenue

SUMMARY OF REQUEST: Addition

APPLICANT: Rachel Taylor

Details of Proposed Request

Existing Conditions

The existing structure, c. 1925, is a one story bungalow originally designed as a single family home that was converted to a duplex. Features include a front gabled roof and hip roofed front porch. A small porch/entry is located on the left side.

Proposal

The proposal is a restoration project to a single family dwelling. The rear addition will not be visible from the street as it ties into the existing ridgeline. A window on the left side is proposed to be removed. A detached garage will be removed with materials repurposed for the renovation where appropriate.

The left side addition is an extension and enclosure of the existing porch, and removal of the secondary chimney. New materials and details will match existing traditional materials. New windows will be wood STDL.

Policy & Design Guidelines - Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<i>the overall relationship of the project to its surroundings</i>

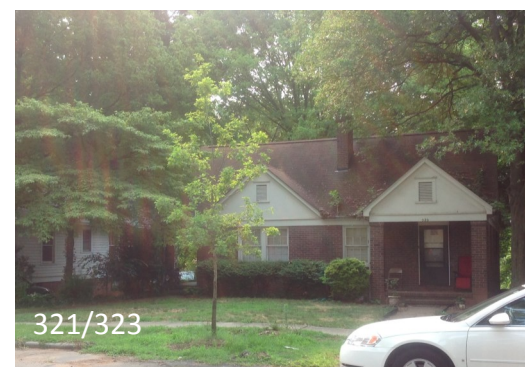
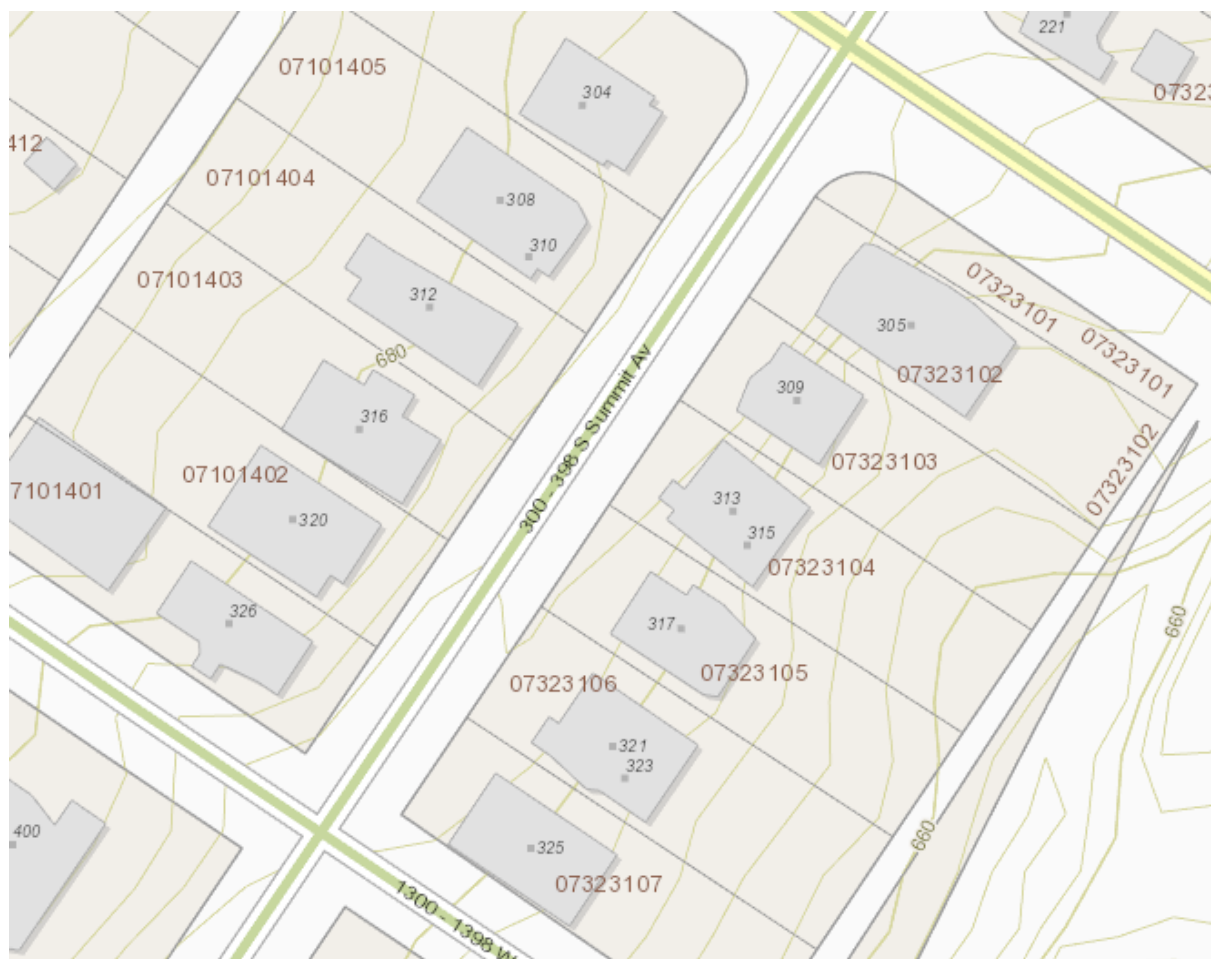
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

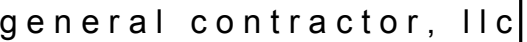
Staff Analysis - The HDC will determine if the proposal meets the guidelines for Size, Scale, Massing, Fenestration, Rhythm, Materials and Context

Charlotte Historic District Commission - Case 2015-129

Historic District; Wesley Heights







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prelim -

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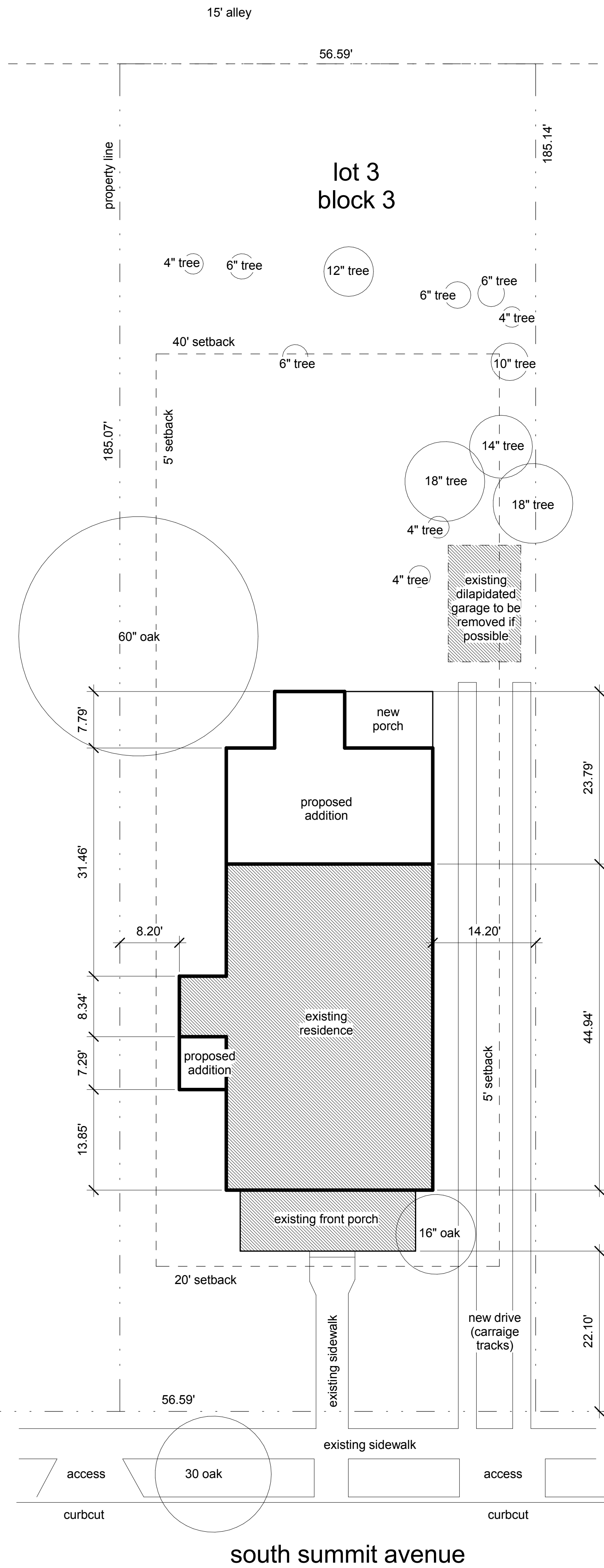
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317 summit ave
vic and may

Site Plan

Sheet

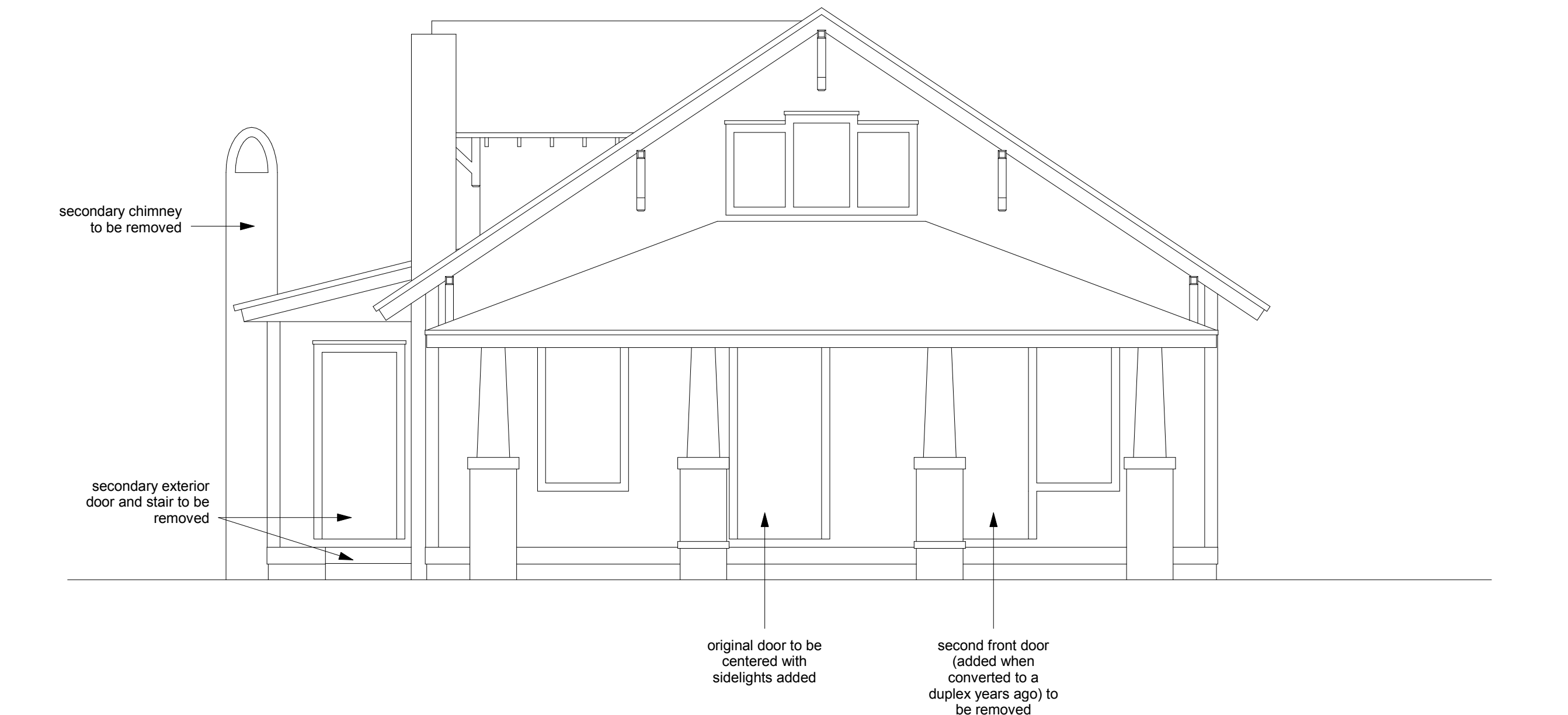
A001



EXISTING ELEVATIONS

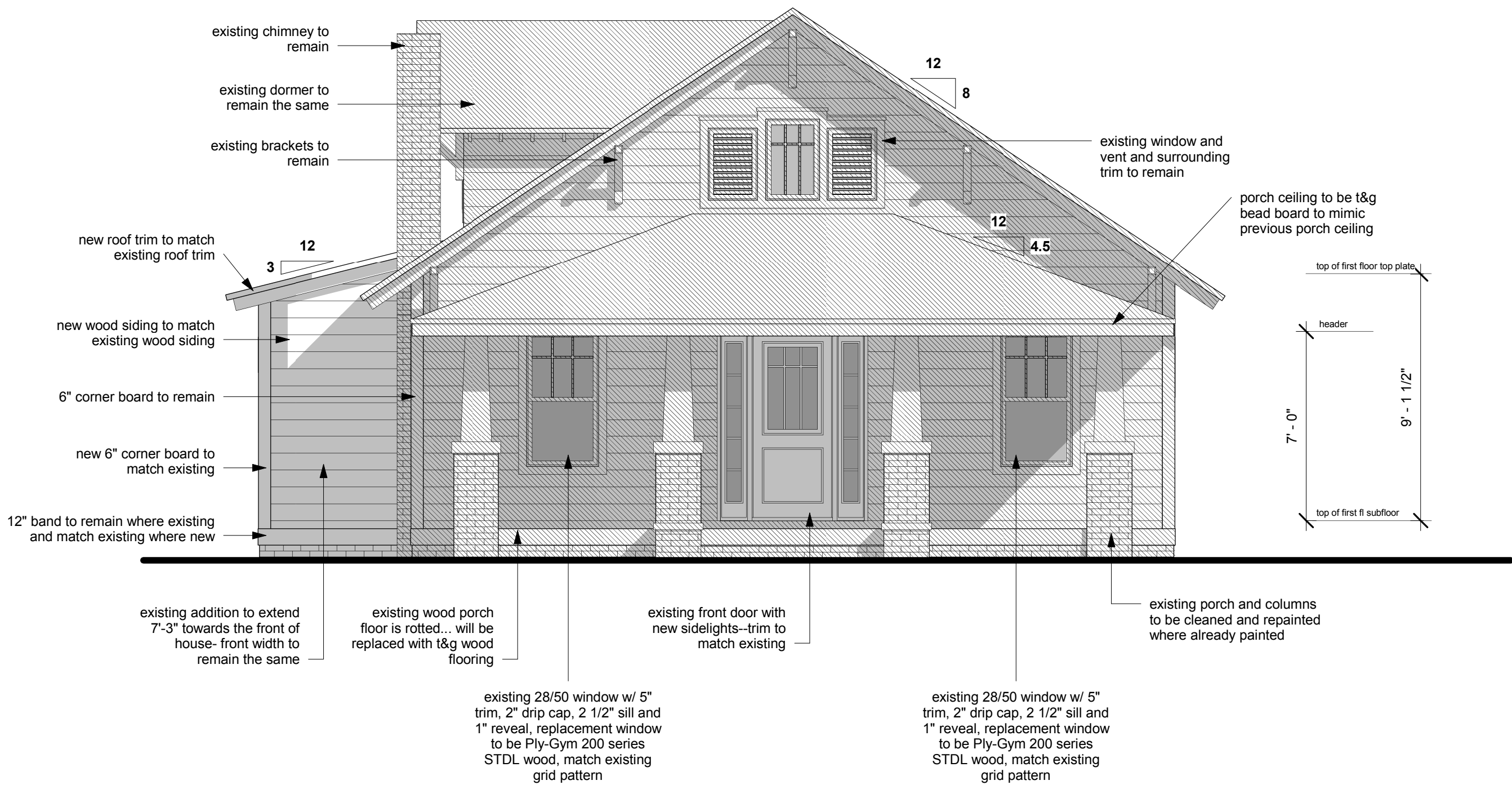






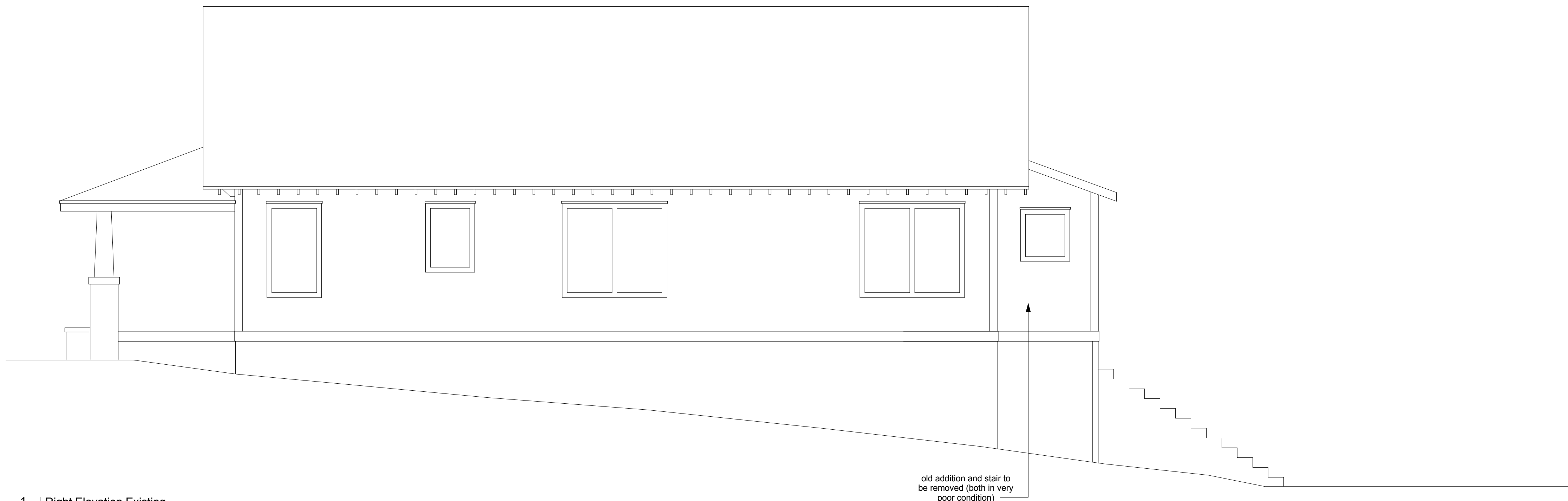
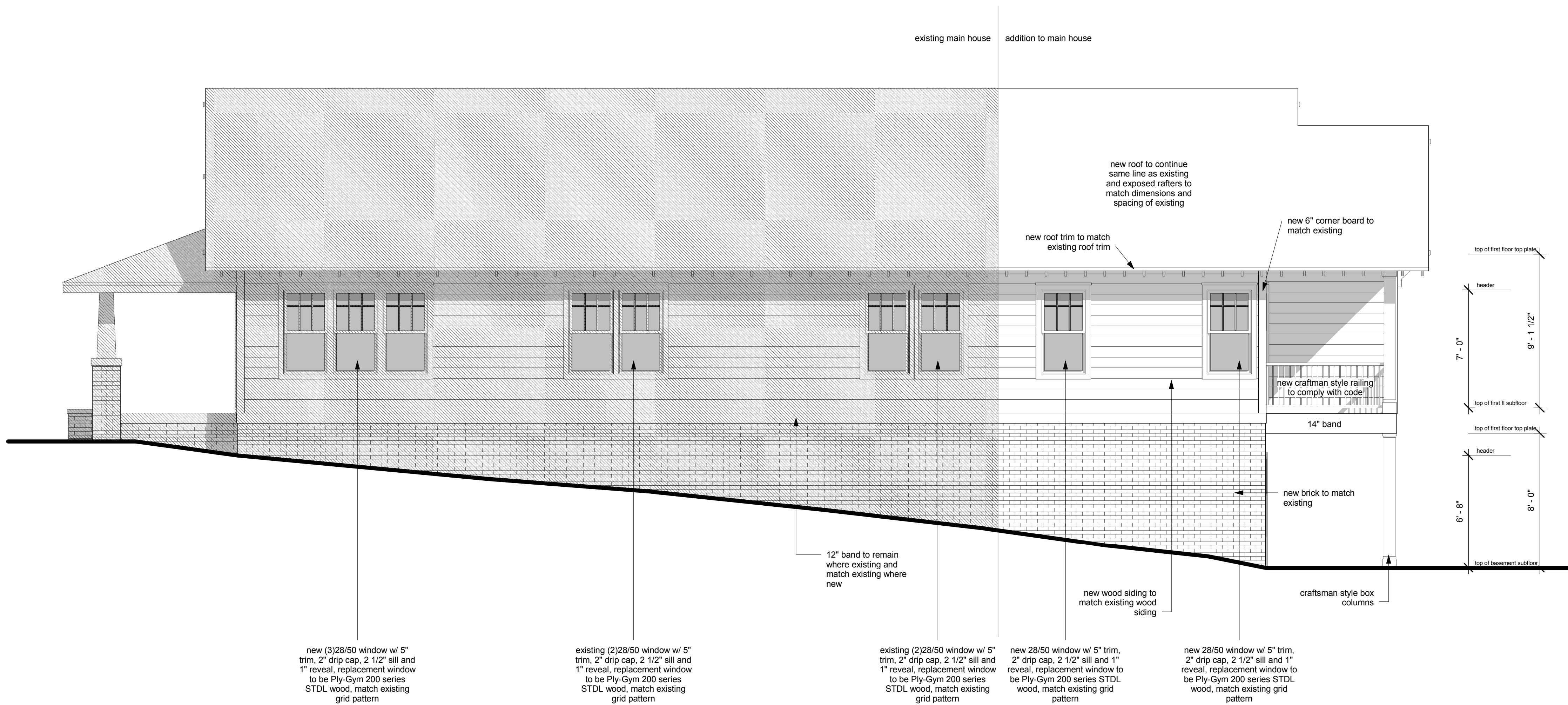
1 | Front Elevation Existing

A201 | 1/4" = 1'-0"



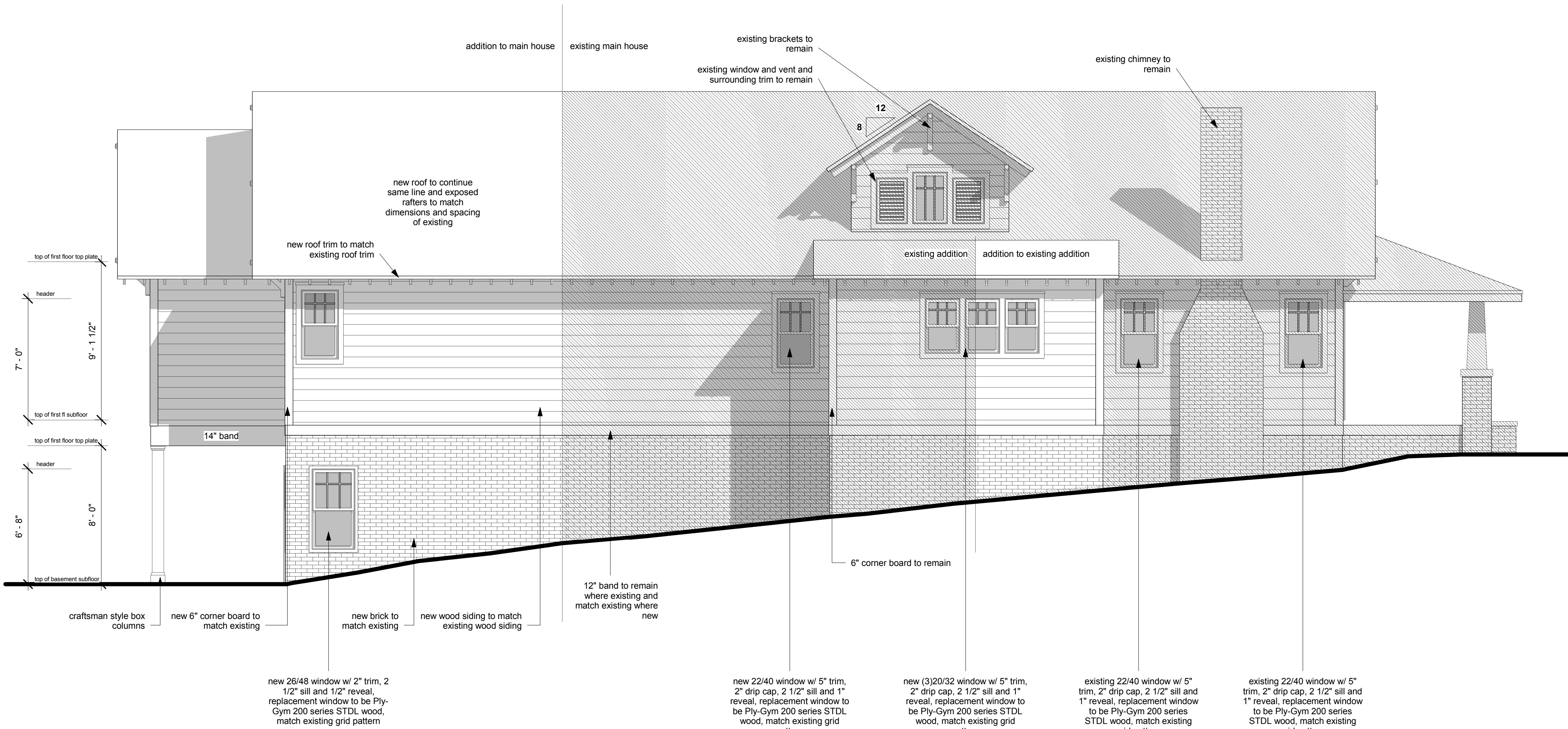
2 | Front Elevation

A201 | 1/4" = 1'-0"

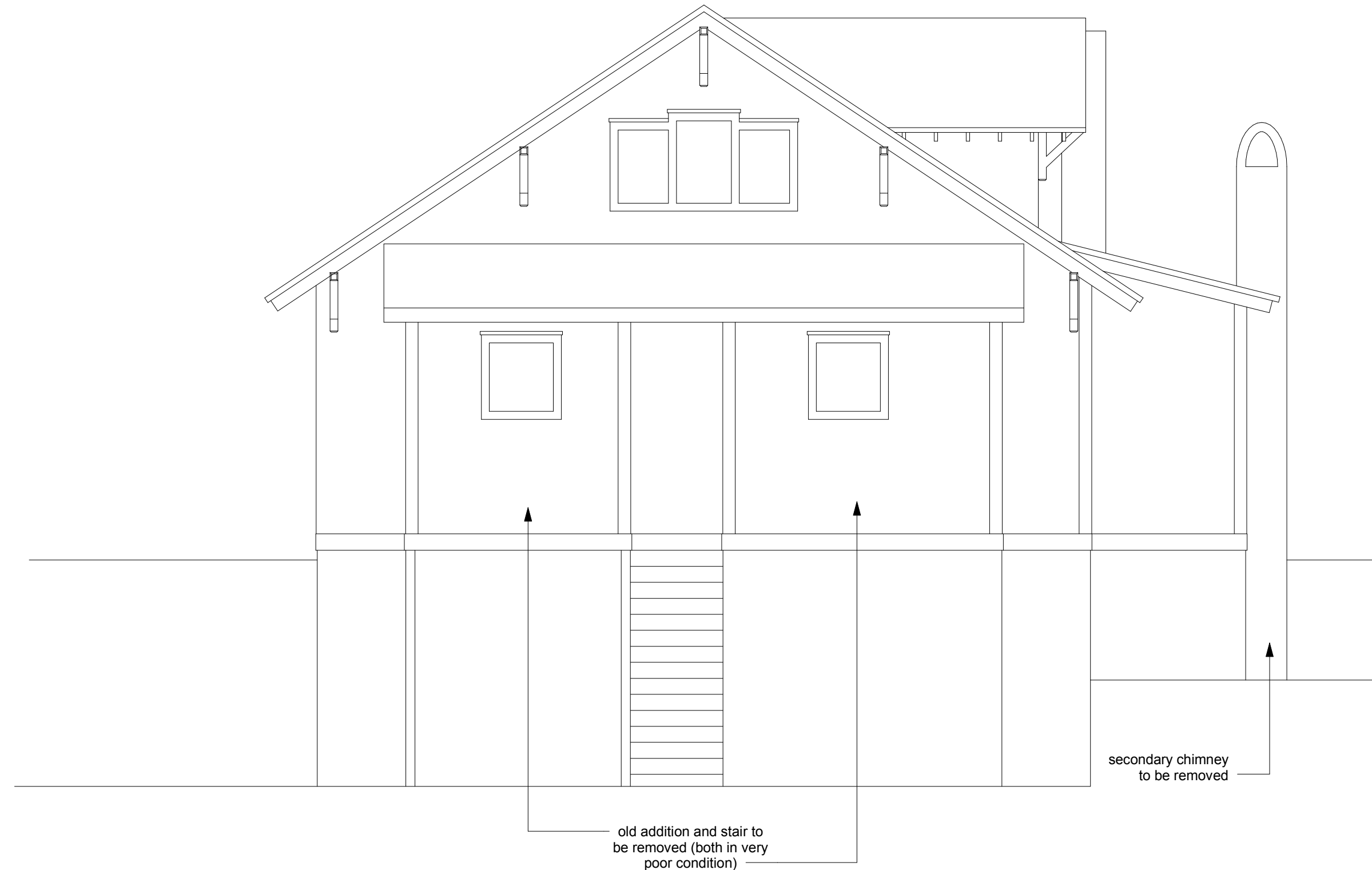
1 | Right Elevation Existing
A202 | 1/4" = 1'-0"2 | Right Elevation
A202 | 1/4" = 1'-0"



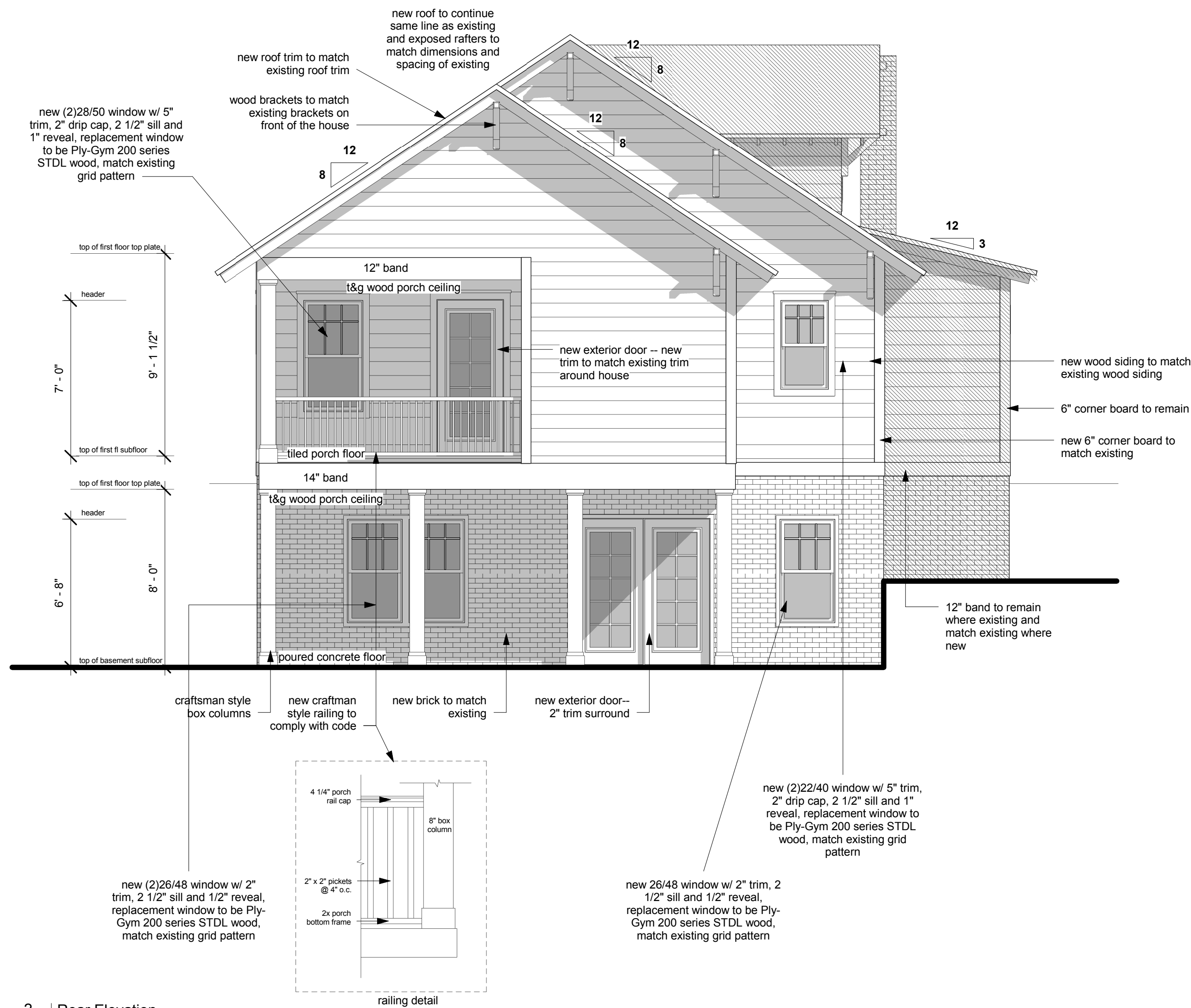
1 | Left Elevation Existing
A203 | 1/4" = 1'-0"



2 | Left Elevation
A203 | 1/4" = 1'-0"



1 | Rear Elevation Existing
A204 | 1/4" = 1'-0"



2 | Rear Elevation
A204 | 1/4" = 1'-0"