
LOCAL HISTORIC DISTRICT: Wesley Heights
PROPERTY ADDRESS: 420 South Summit Avenue
SUMMARY OF REQUEST: New Construction
OWNER/APPLICANT: Don Duffy

The application was continued from January for the following: 1) Reduce the scale of the garage, 2) Reduce the mass of the rear portion of the house, 3) Revise the fenestration pattern on the side and rear elevations.

Details of Proposed Request

Existing Context

The existing structure is a one story house constructed in 1981. The foundation is slab on grade construction, siding is vertical T1-11 wood. The property is listed as Non-contributing in the Wesley Heights National Register. Adjacent buildings are one and two story.

Proposal

The proposal is a two story single family structure. The proposed front setback is 30 feet from the building as noted in the deed. Total height from finished floor is approximately 28'-8". Materials include cedar shingles and wood trim. Windows are aluminum clad Simulated True Divided Light (STD). Foundation exterior is stucco. Other features include wood hand rails and columns. The detached garage is accessed from an alley and connected to the house by a brick breezeway. The design and material palette of the garage reflects the principal structure.

The summary of revisions includes:

1. The side and rear elevations have been redesigned. The footprint of the rear portion of the house has been reduced.
2. The window and door pattern on the side and rear elevations has been revised.
3. The height of the garage has been reduced and the roof has been redesigned.

Policy & Design Guidelines for New Construction, page 34

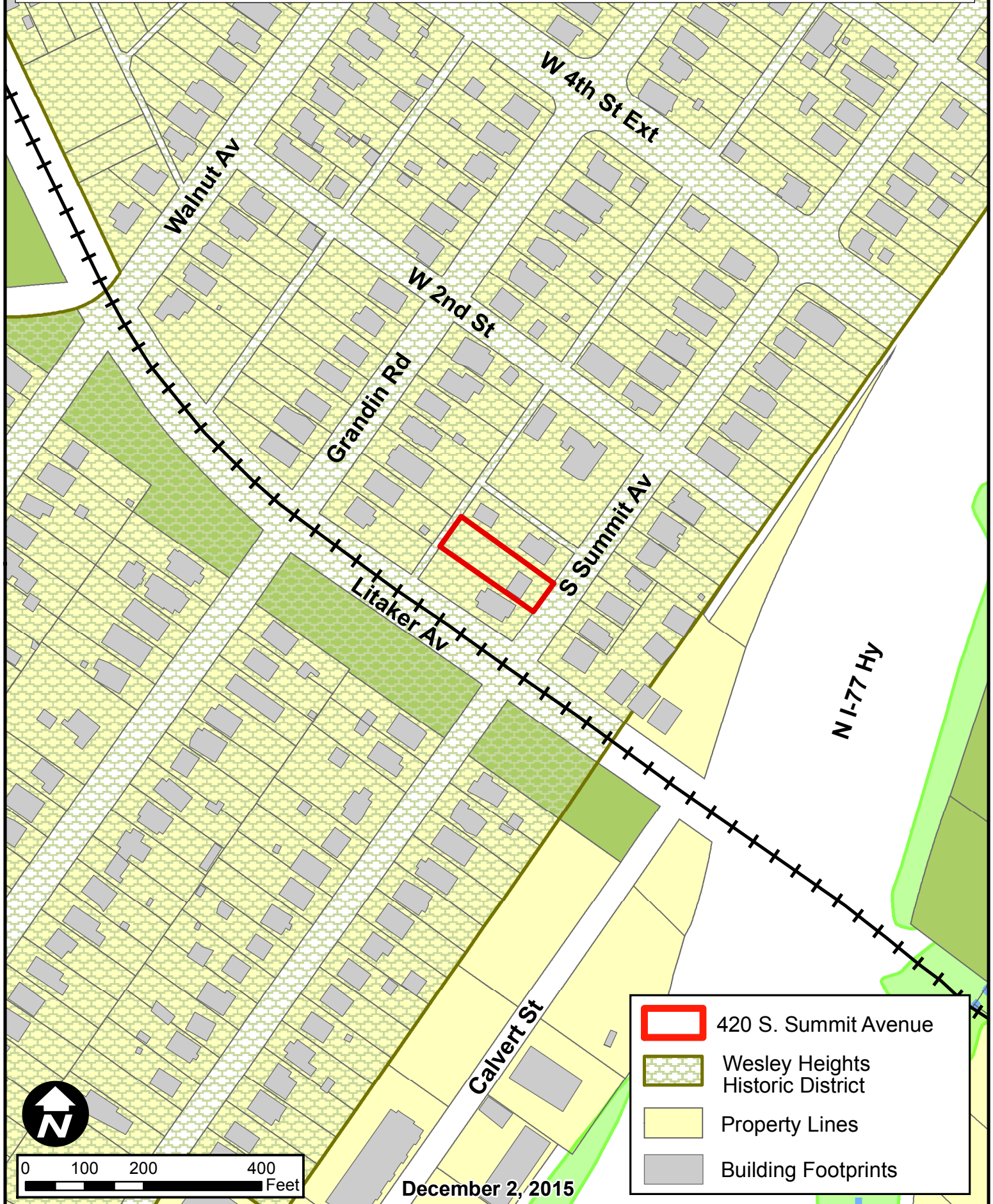
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2015-265

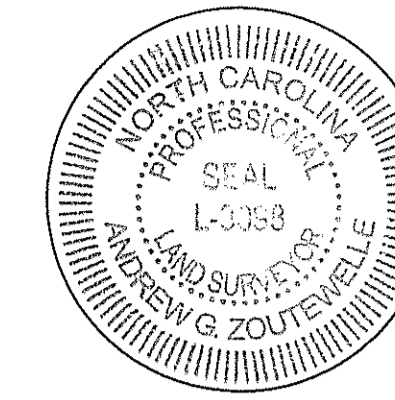


-  420 S. Summit Avenue
-  Wesley Heights Historic District
-  Property Lines
-  Building Footprints

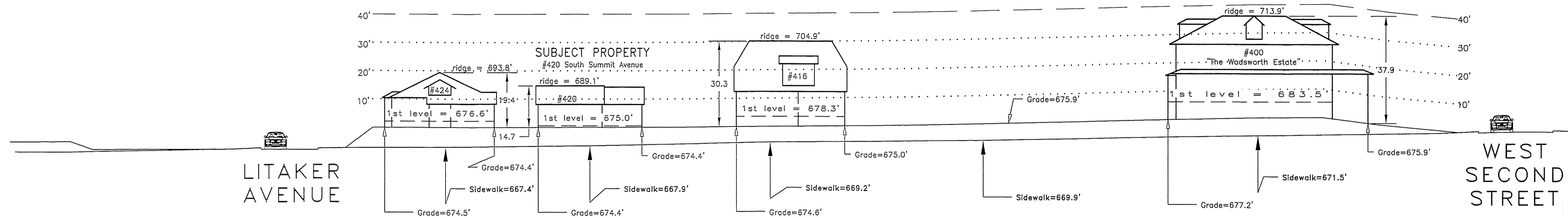
December 2, 2015

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 25th day of November, 2015.



A.G.Z.
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098

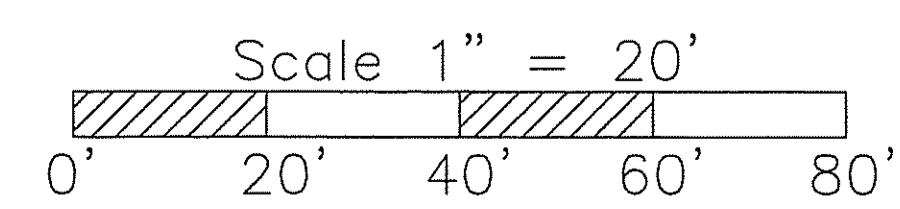


S O U T H S U M M I T A V E N U E

A.G. ZOUTEWELLE
SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

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 Building Heights Sketch of
SOUTH SUMMIT AVENUE 400 BLOCK
FACING NORTHWEST - EVEN SIDE
 CHARLOTTE, MECKLENBURG COUNTY, N.C.
 for Charlotte-Mecklenburg Planning Department
 November 24, 2015

General Notes:
 1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
 2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.





424



420



416



429/433



423



419



415



409



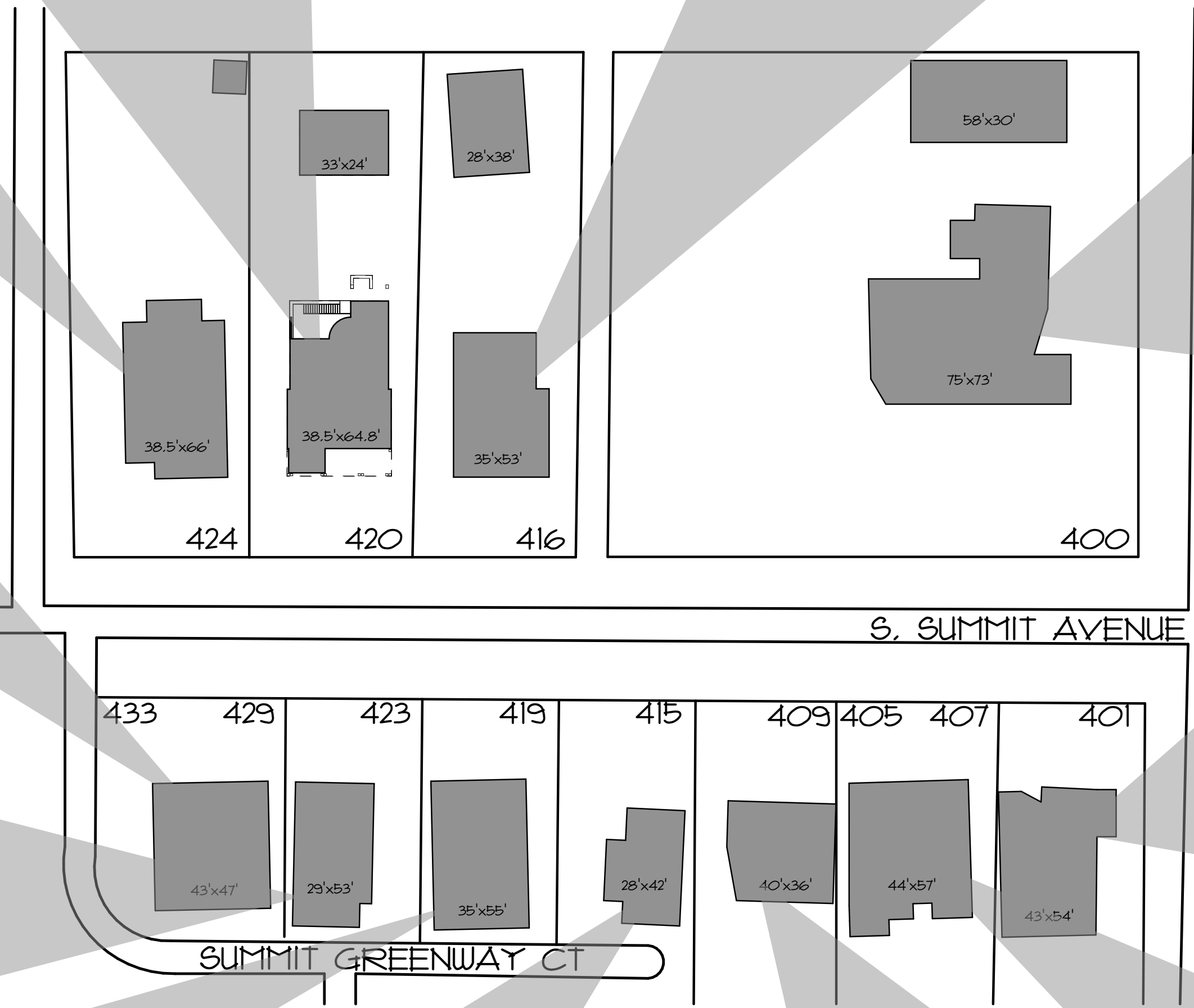
400



401



405/401



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309/311 Grandin Rd



413 Grandin Rd



424 Grandin Rd



508 Grandin Rd



704 Grandin Rd



201 S. Summit Ave



432 Walnut Ave.



442/444 Walnut Ave.



601 Walnut Ave.

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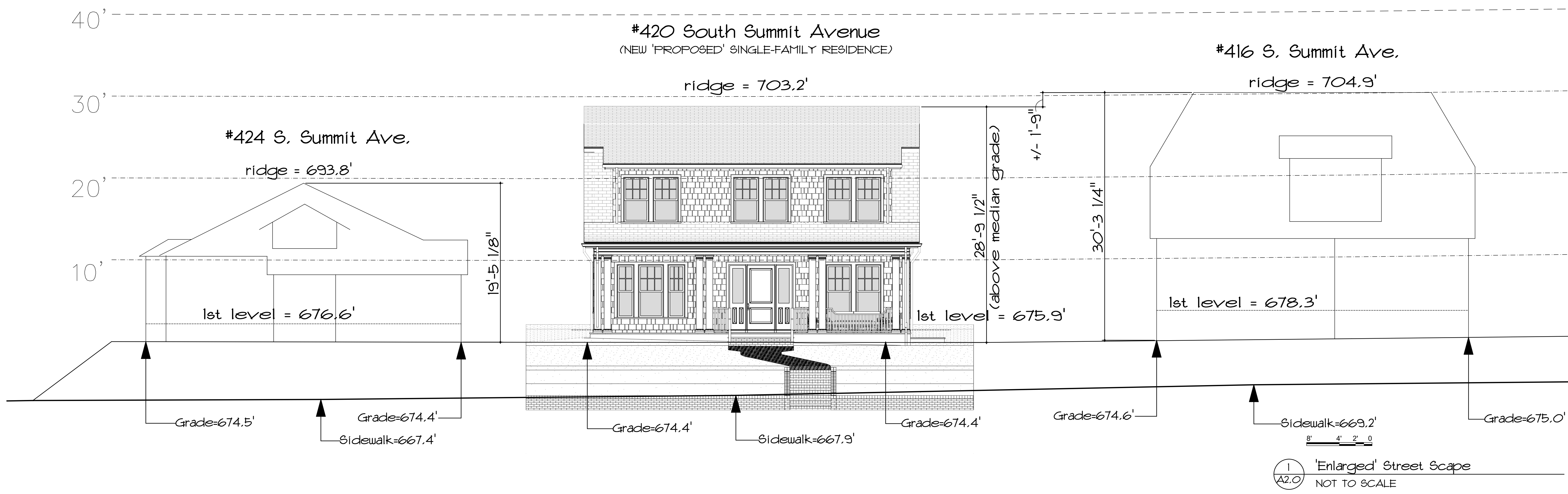
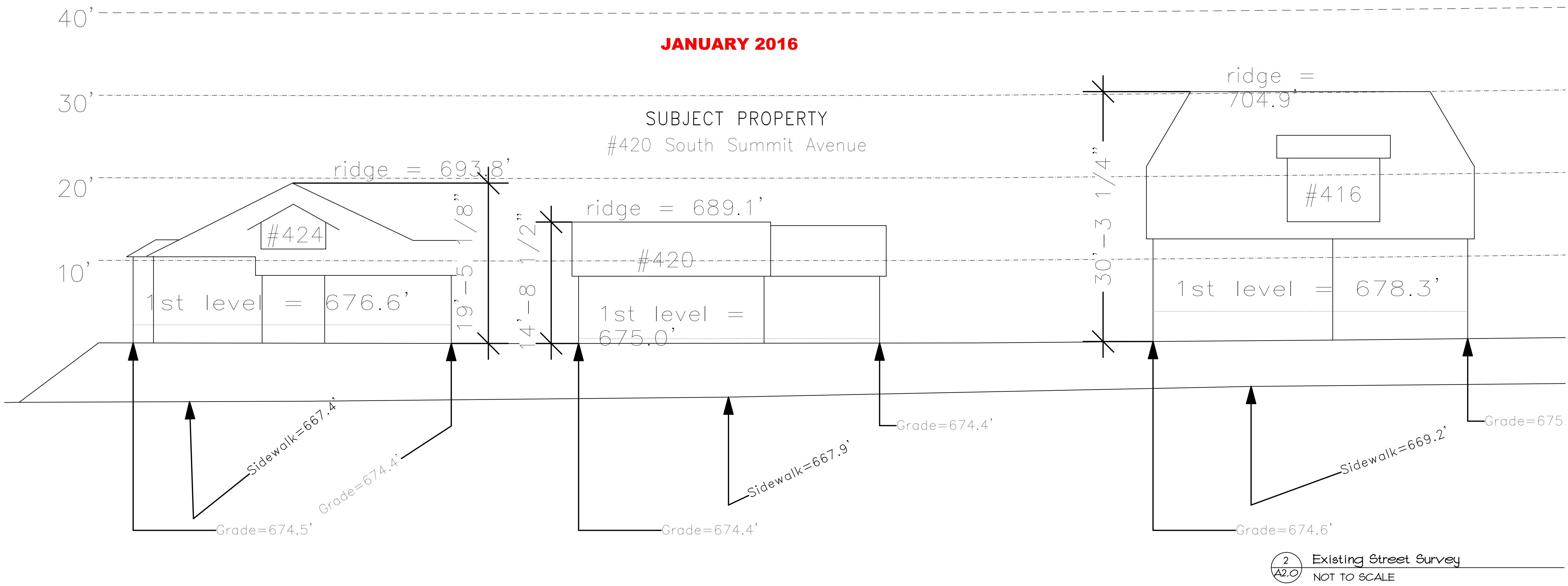
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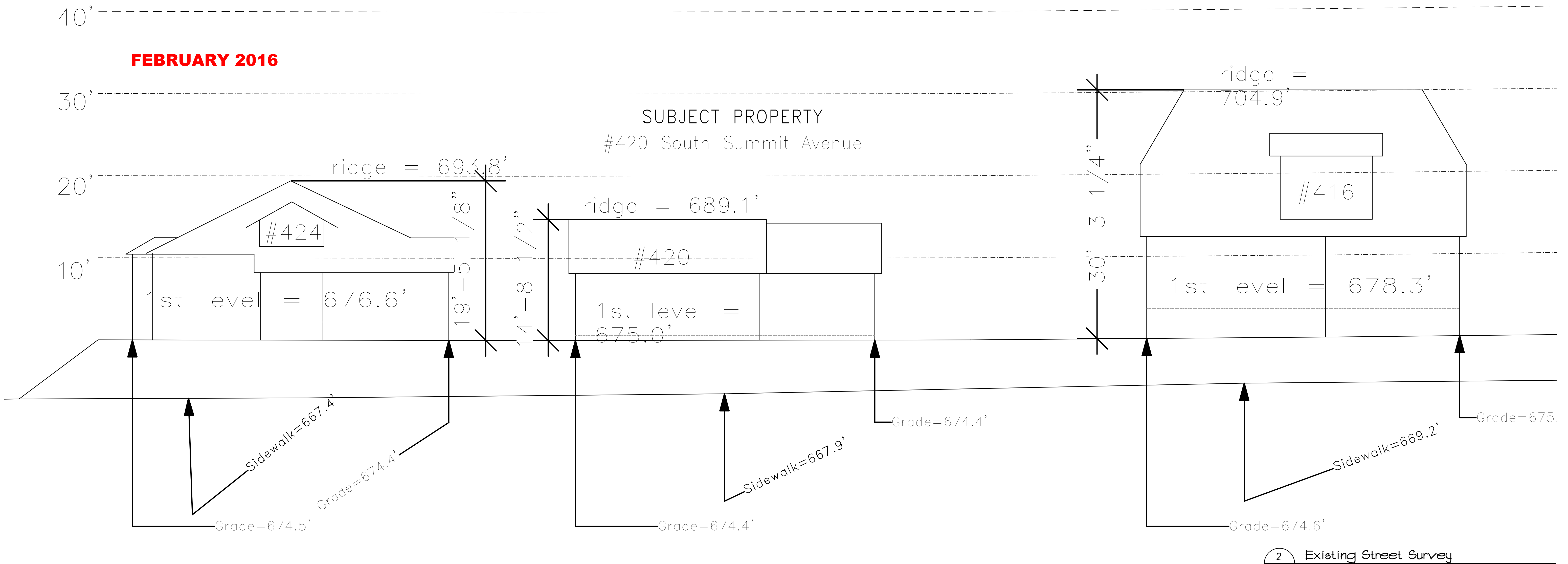
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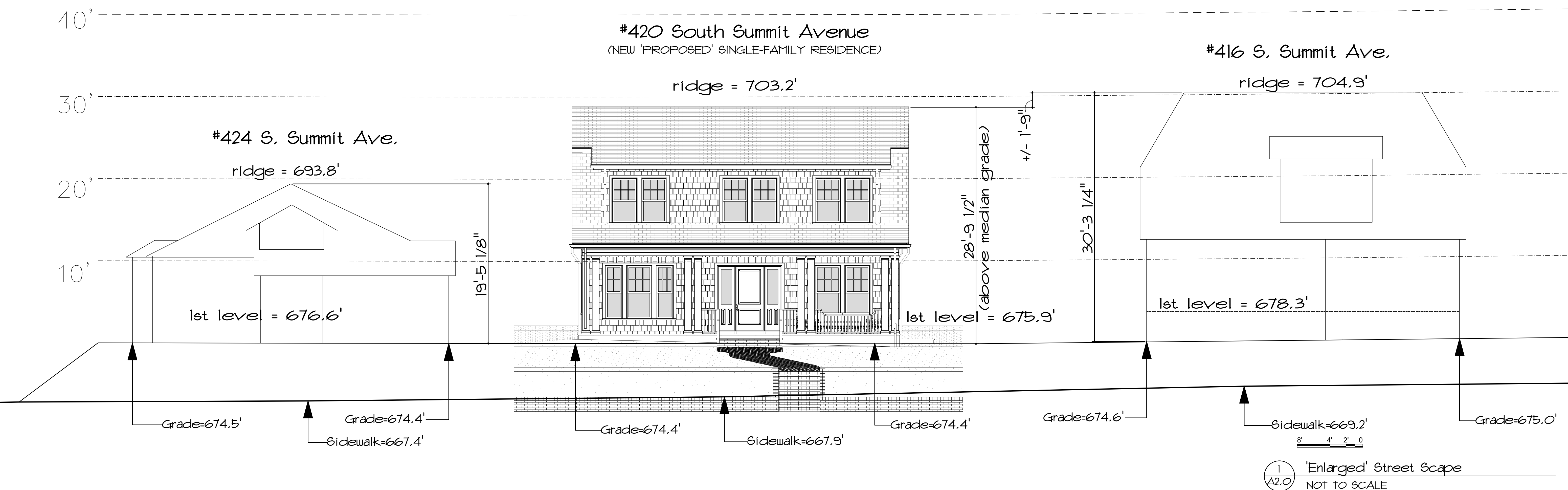
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ALLOWABLE 'PERMEABLE' CALCULATIONS

- TOTAL REAR YARD AREA OF 'NEW' HOUSE: 5,557 S.F.
- [ALLOWABLE 'PERMEABLE' AREA = 1/2 OF TOTAL REAR YARD AREA OF 'NEW' HOUSE: 2,779 S.F.]
- 'NEW' HOUSE REAR PORCH/GRILL AREA (IMPERMEABLE AREA): 132 S.F.
- 'NEW' GARAGE (IMPERMEABLE AREA): 1,205 S.F.
- TOTAL 'NEW' IMPERMEABLE REAR YARD AREA OF 'NEW' HOUSE: 1,337 S.F.

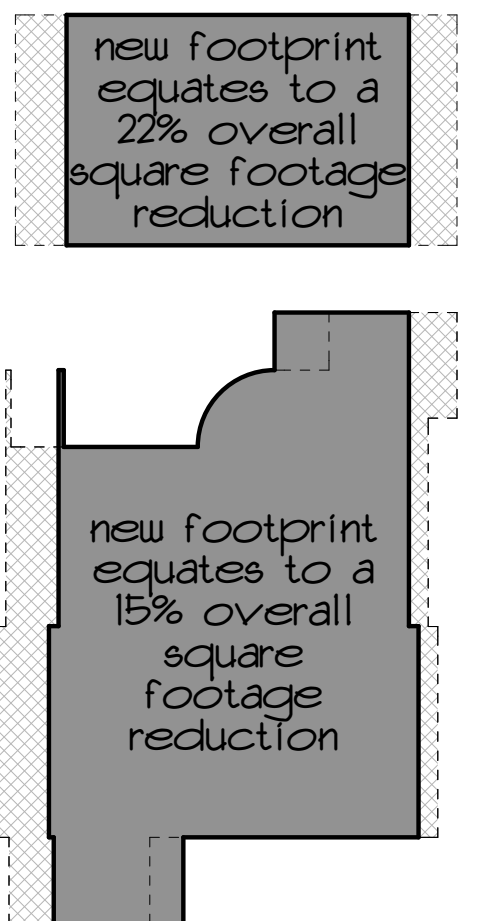
SQUARE FOOTAGE CALCULATIONS

- FIRST FLOOR ('NEW' HOUSE HEATED S.F.): 1,896
- (SQUARE FOOTAGE CALCS TAKEN FROM EXTERIOR FACE OF MASONRY/SHEATHING)

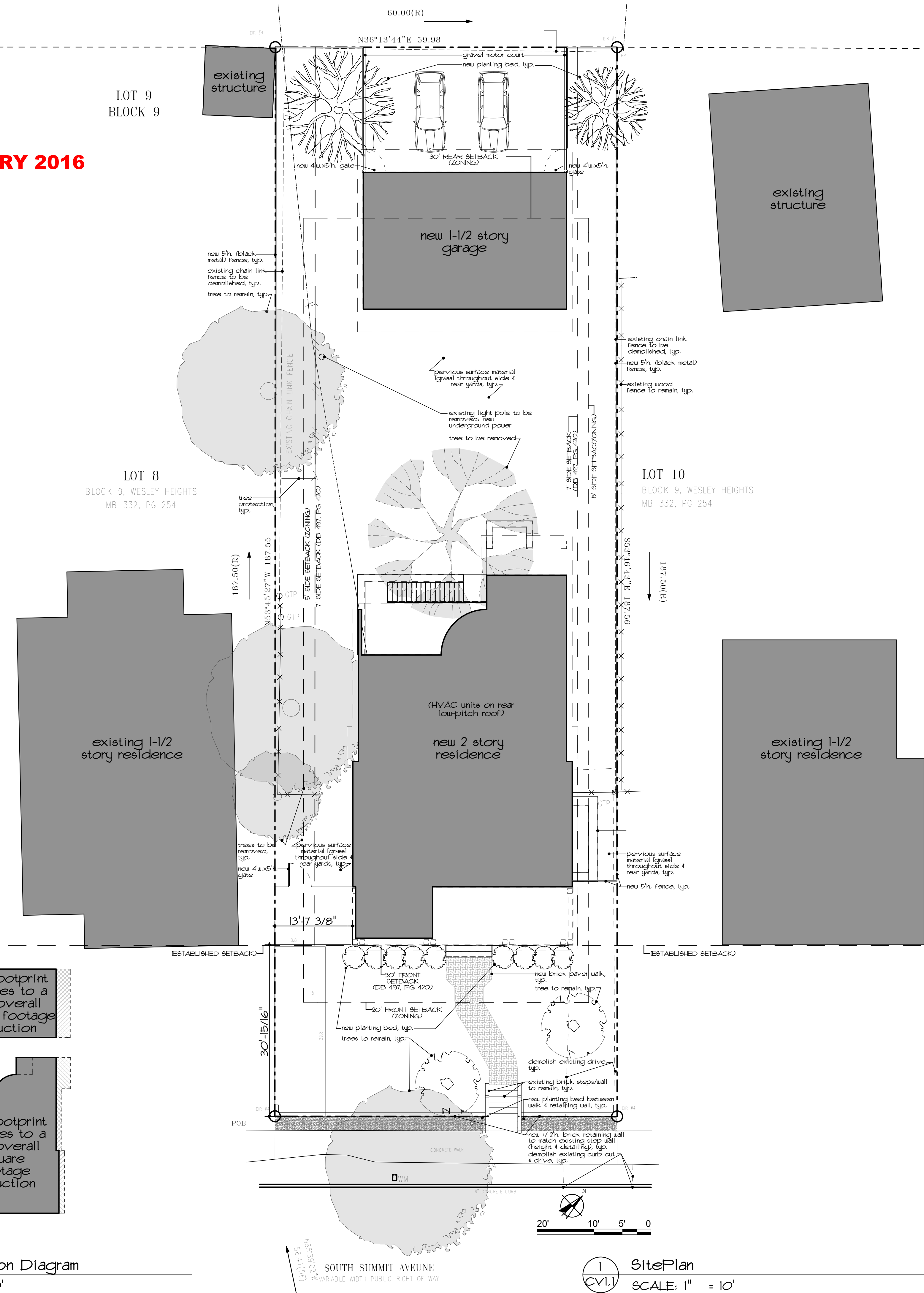
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3 Plot Plan
CV1.1 SCALE: 1" = 40'



2 S.F. Reduction Diagram
CV1.1 SCALE: 1" = 20'



1 SitePlan
CV1.1 SCALE: 1" = 10'

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ALLOWABLE 'PERMEABLE' CALCULATIONS

- TOTAL REAR YARD AREA OF 'NEW' HOUSE: 5,557 S.F.
- [ALLOWABLE 'PERMEABLE' AREA = 1/2 OF TOTAL REAR YARD AREA OF 'NEW' HOUSE: 2,779 S.F.]
- 'NEW' HOUSE REAR PORCH/GRILL AREA (IMPERMEABLE AREA): 132 S.F.
- 'NEW' GARAGE (IMPERMEABLE AREA): 910 S.F.
- TOTAL 'NEW' IMPERMEABLE REAR YARD AREA OF 'NEW' HOUSE: 1,042 S.F.

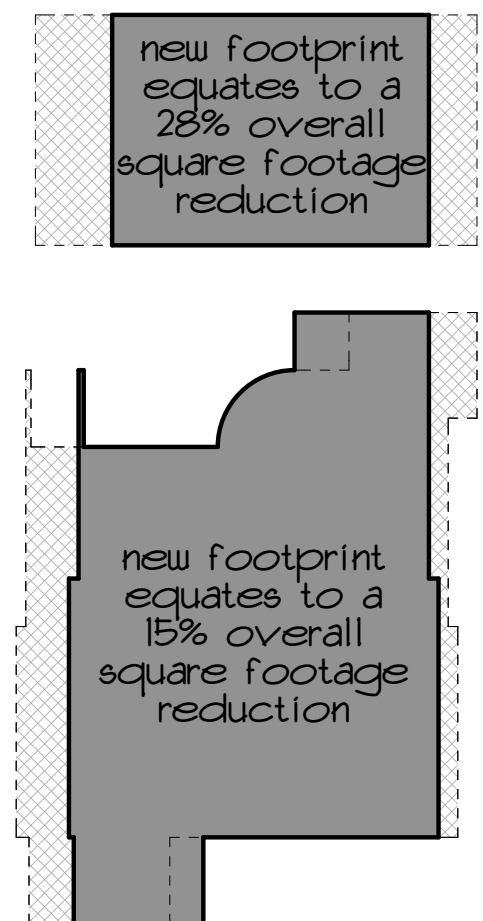
SQUARE FOOTAGE CALCULATIONS

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- (SQUARE FOOTAGE CALCS TAKEN FROM EXTERIOR FACE OF MASONRY/SHEATHING)

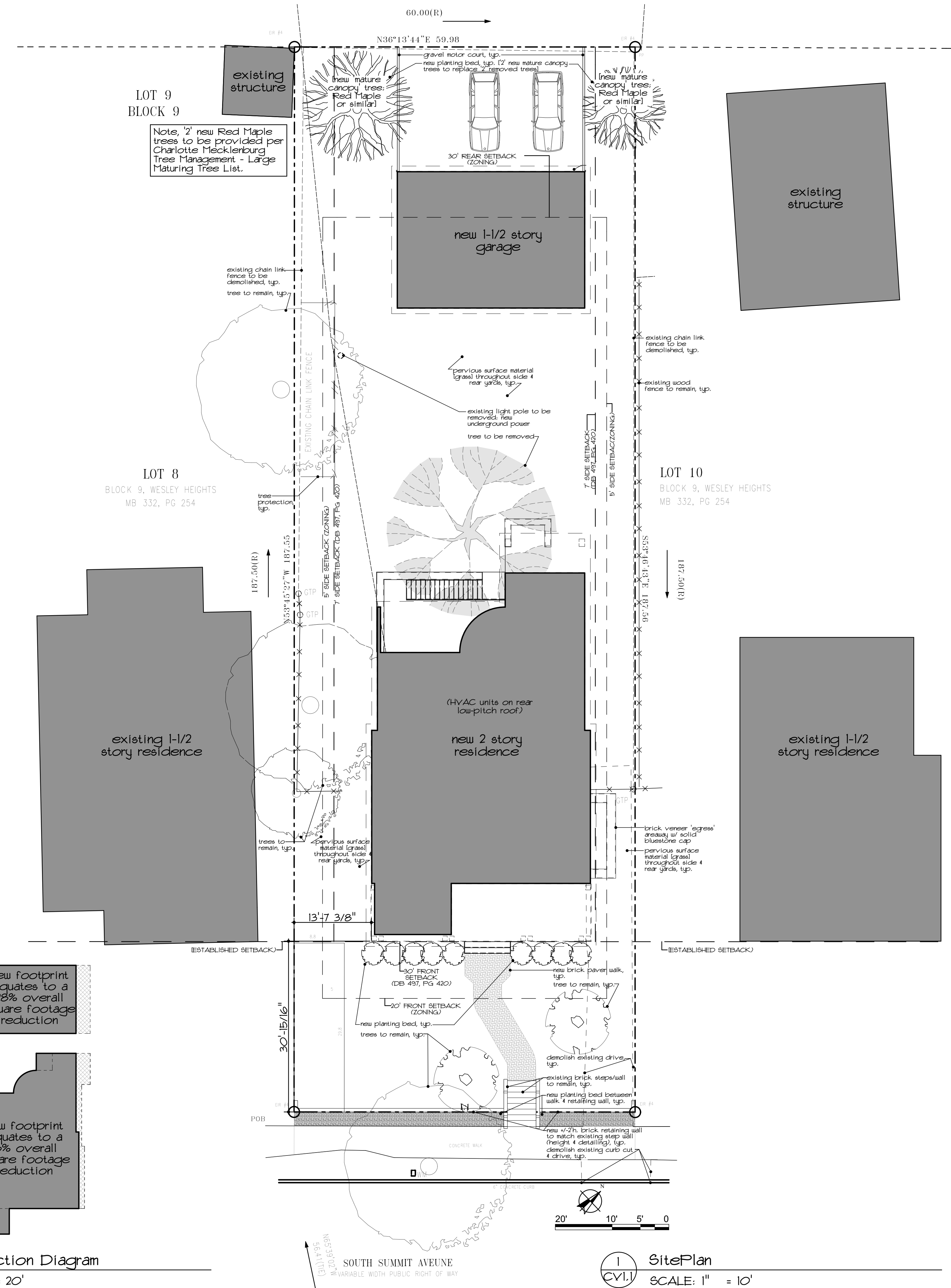
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3 Plot Plan
CV1.1 SCALE: 1" = 40'



2 S.F. Reduction Diagram
CV1.1 SCALE: 1" = 20'



1 SitePlan
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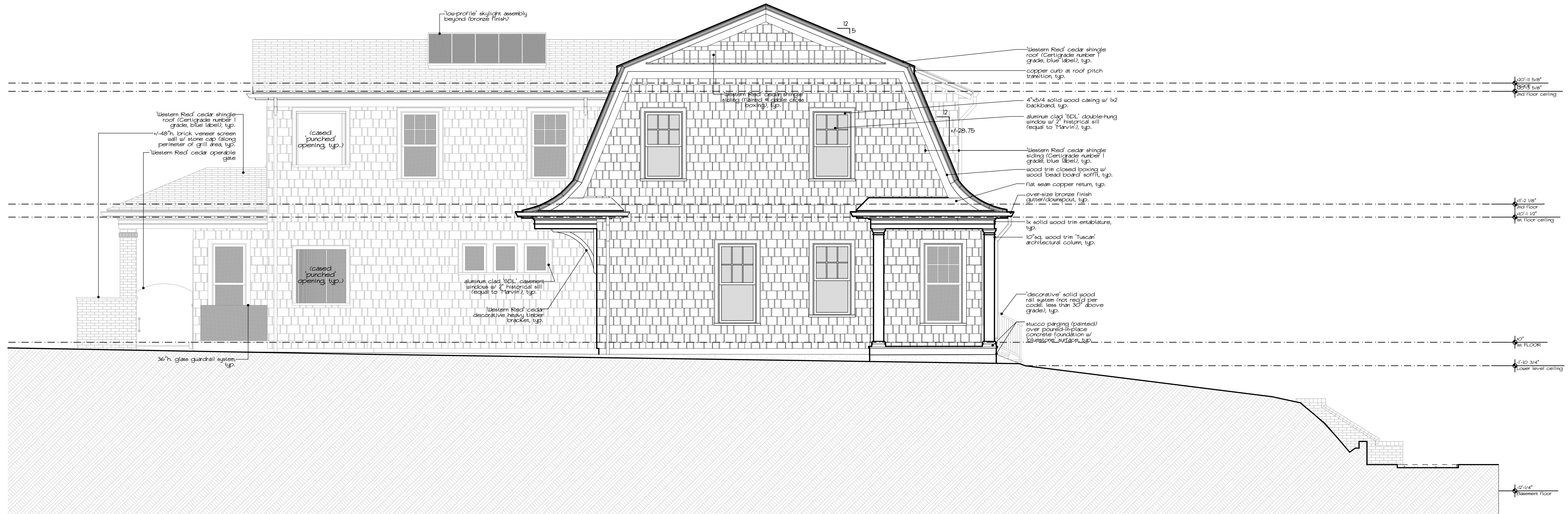
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2 Left Side Elevation
 A2.1 SCALE: 1/4" = 1'-0"

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38'-6" (vs. 48'; equates to a 20% width reduction & equal left side neighbor dim.)

1 Front Elevation
 A2.1 SCALE: 1/4" = 1'-0"

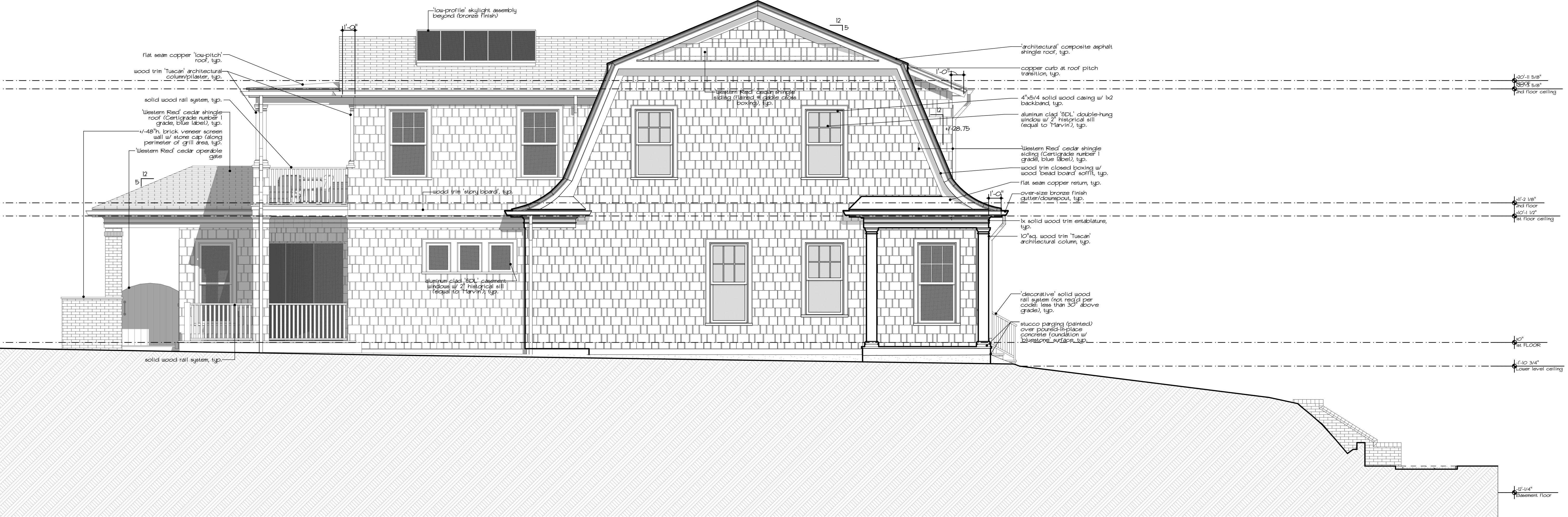
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2 Left Side Elevation
 A2.1 SCALE: 1/4" = 1'-0"

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1 Front Elevation
 A2.1 SCALE: 1/4" = 1'-0"

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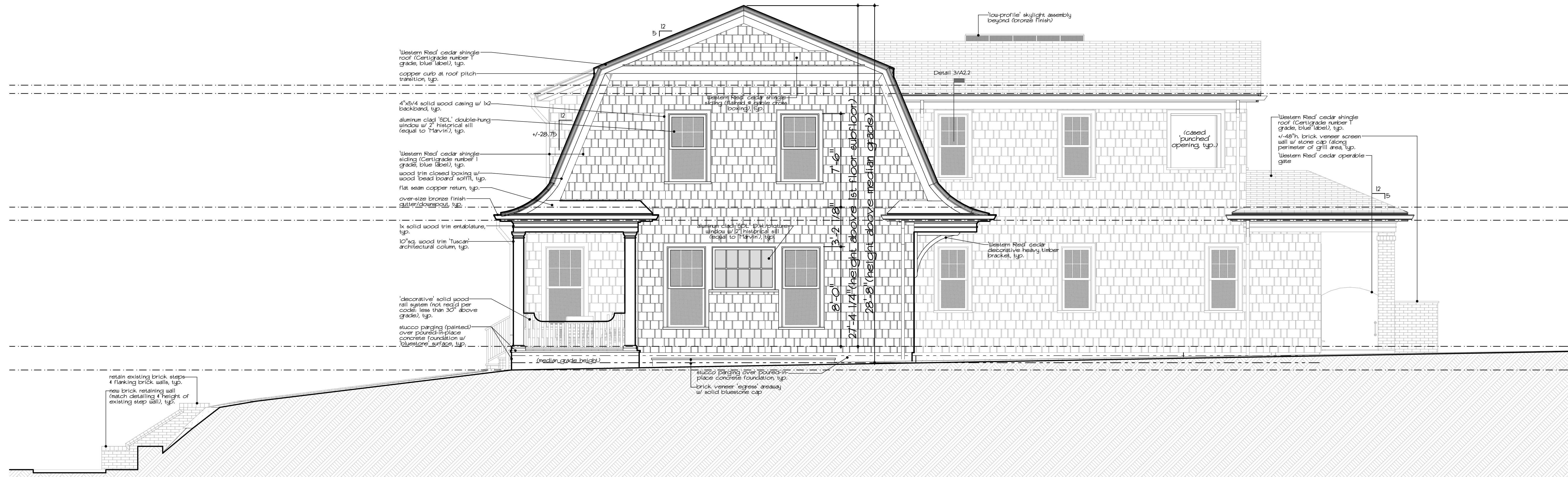
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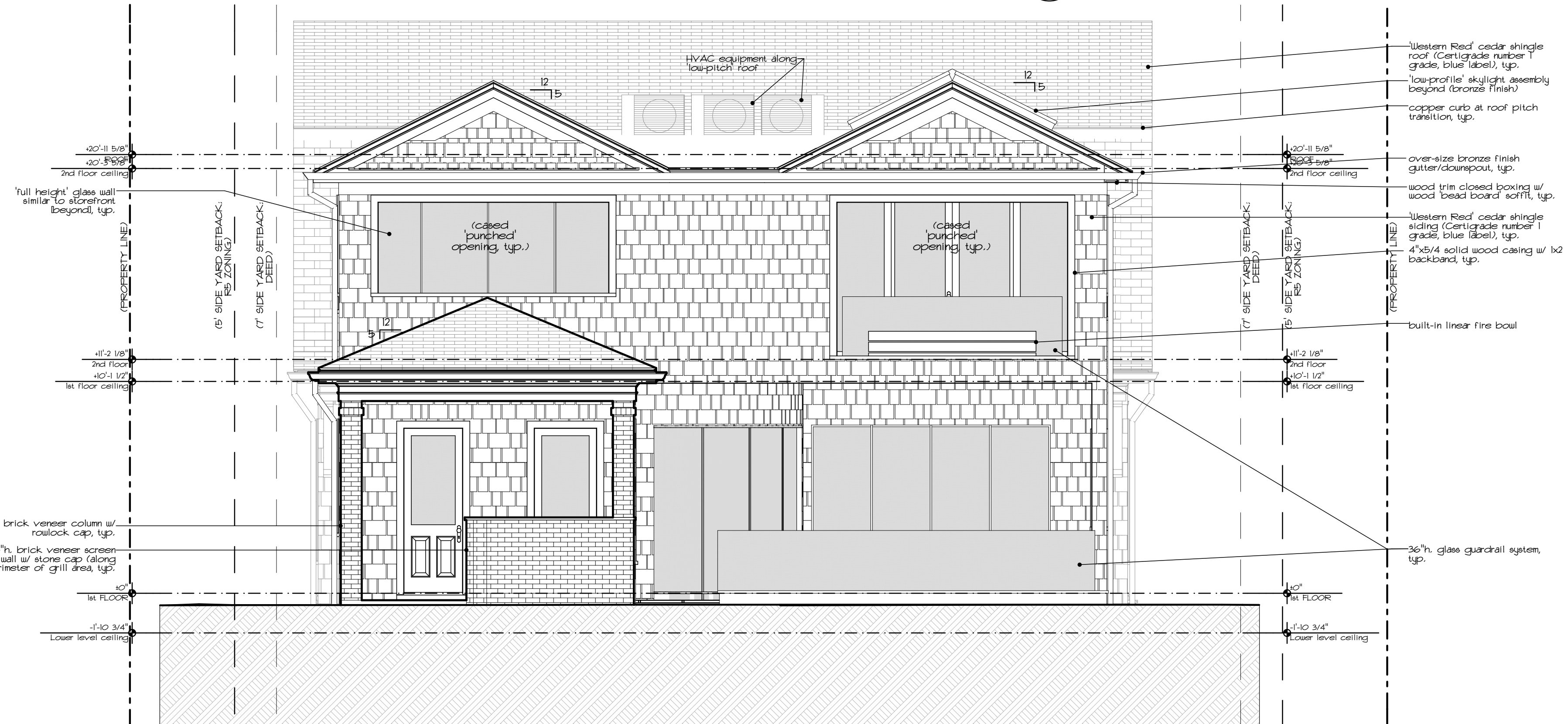
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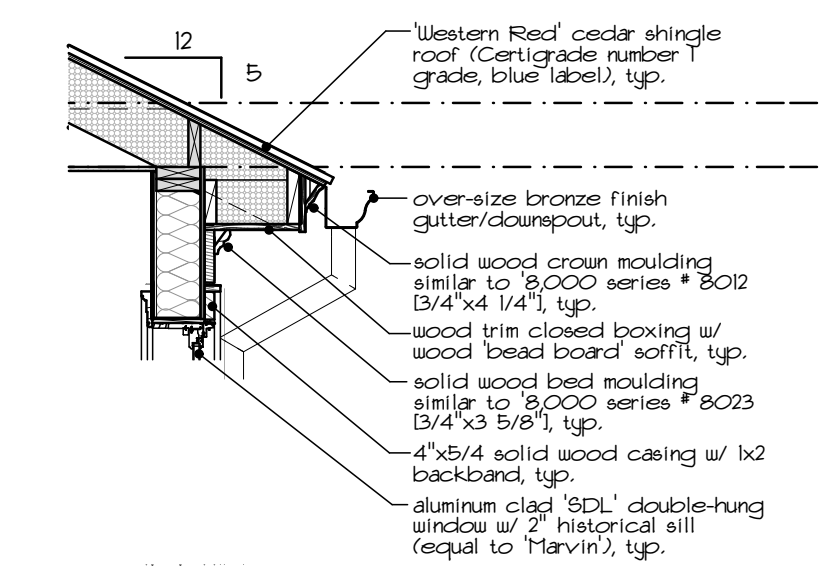


3 Right Side Elevation
A2.2 SCALE: 1/4" = 1'-0"



1 Rear Elevation
A2.2 SCALE: 1/4" = 1'-0"

2 Enlarged Boxing Detail
A2.2 SCALE: 1/2" = 1'-0"



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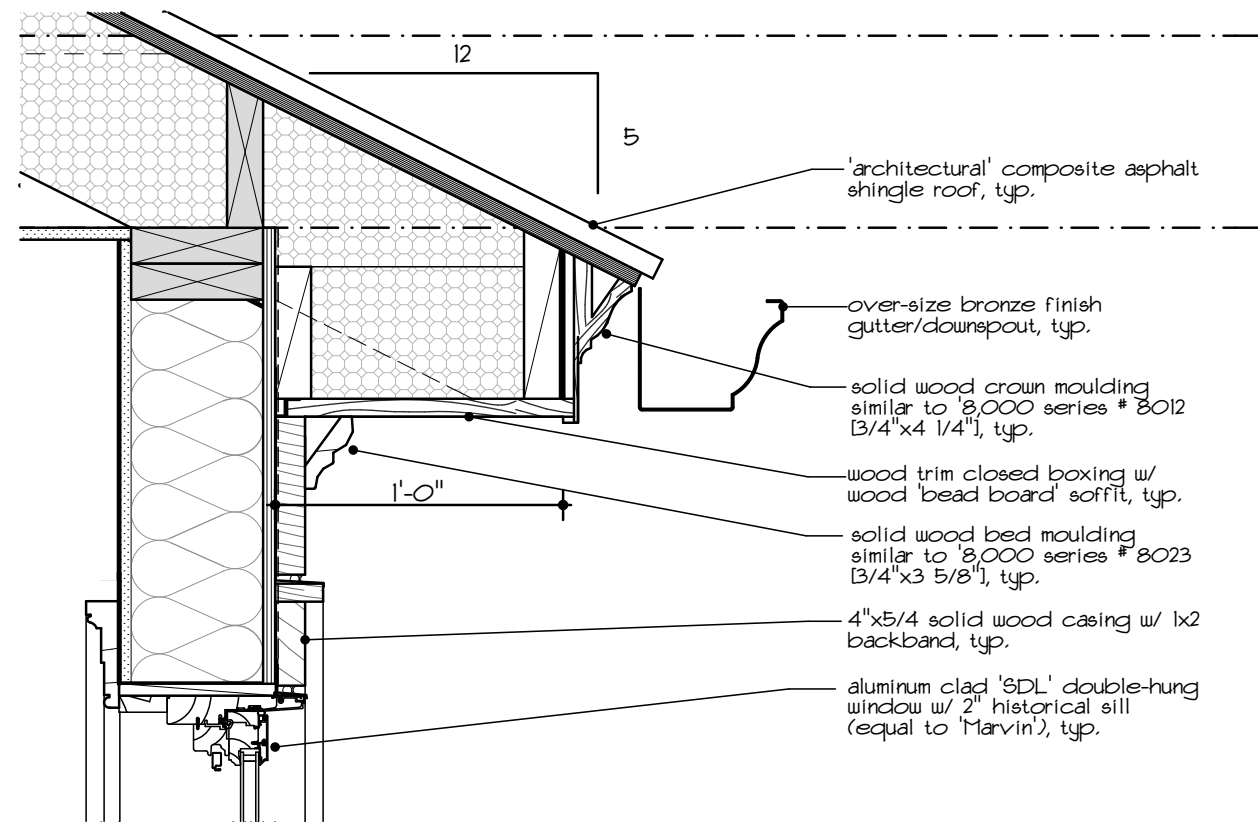
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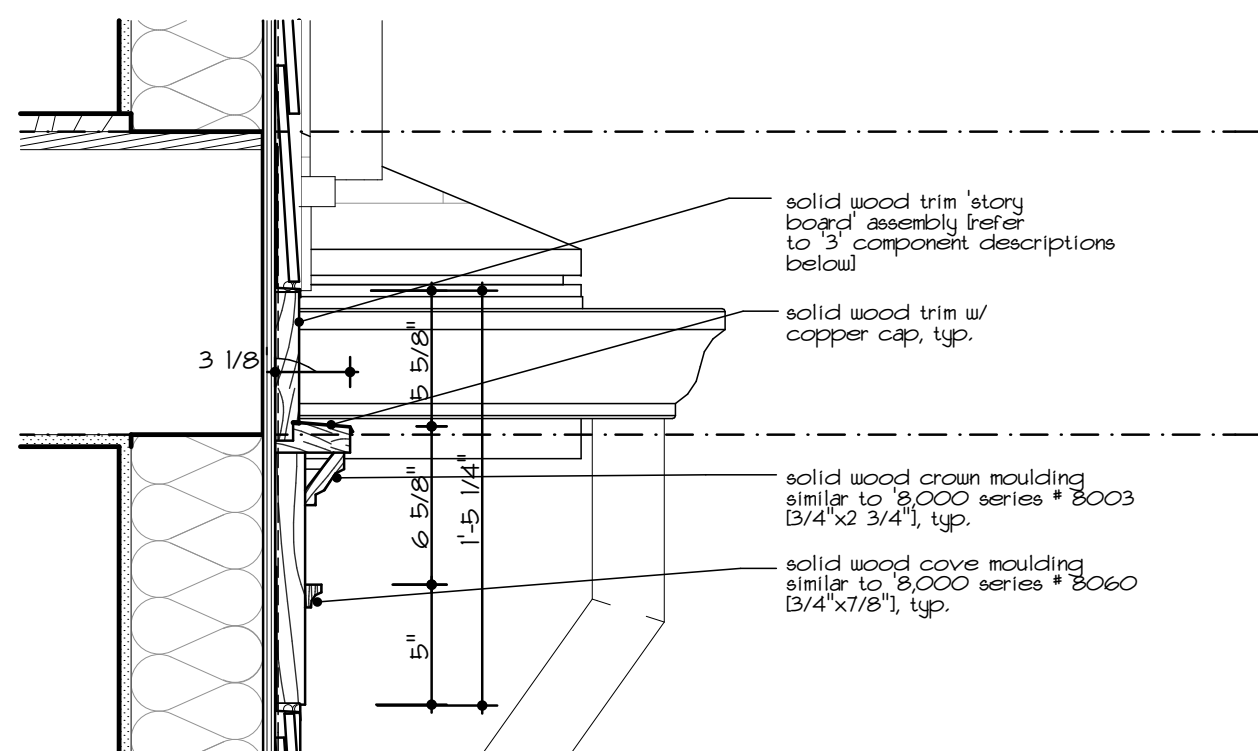
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3 Enlarged Boxing Detail
A2.2 SCALE: 1 1/2" = 1'-0"



2 Enlarged Story Board Detail
A2.2 SCALE: 1 1/2" = 1'-0"



4 Right Side Elevation
A2.2 SCALE: 1/4" = 1'-0"

1 Rear Elevation
A2.2 SCALE: 1/4" = 1'-0"

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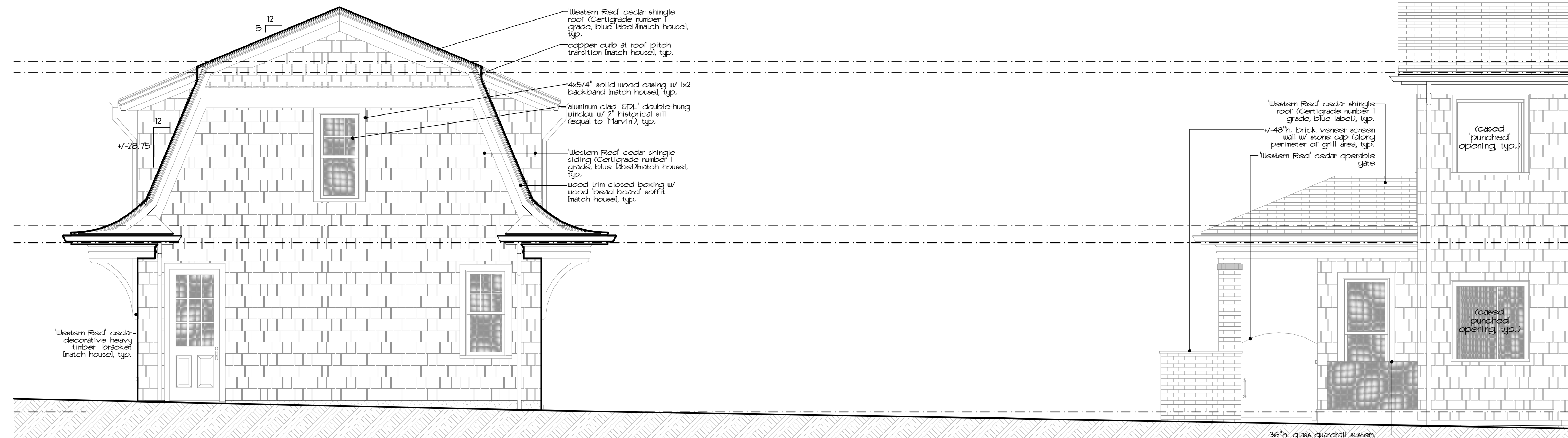
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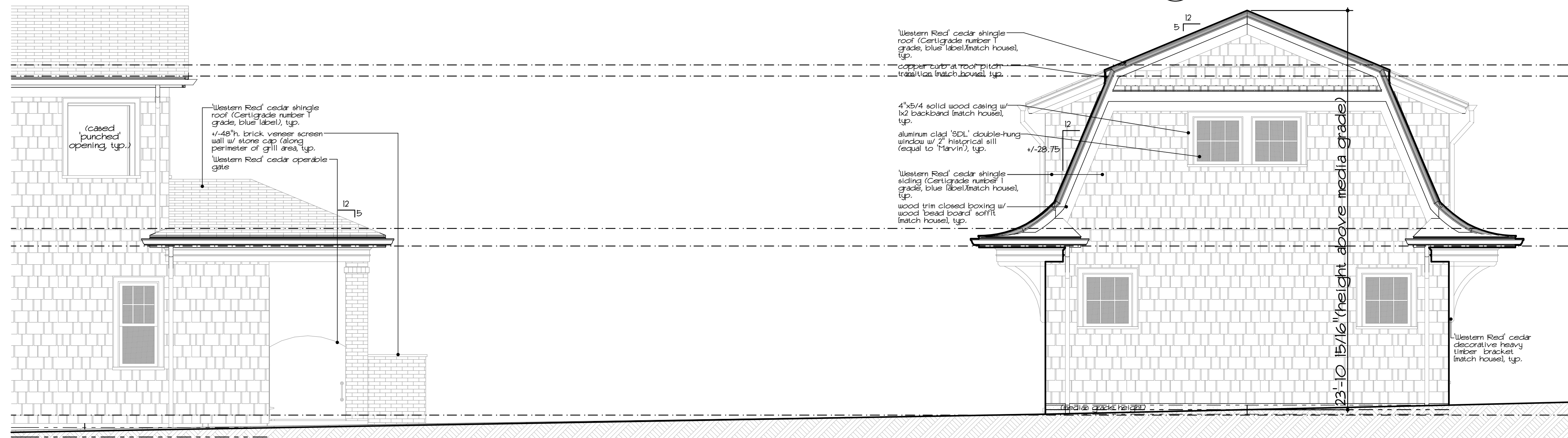
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4
A2.3 Left Side Elev. - Garage
SCALE: 1/4" = 1'-0"



3
A2.3 Right Side Elev. - Garage
SCALE: 1/4" = 1'-0"



2
A2.3 Rear Elevation - Garage
SCALE: 1/4" = 1'-0"



1
A2.3 Front Elevation - Garage
SCALE: 1/4" = 1'-0"

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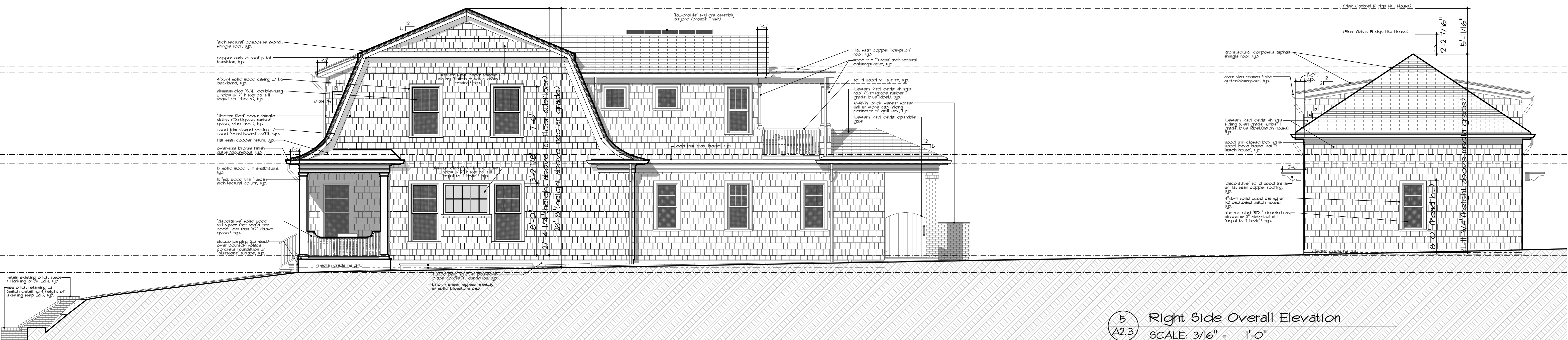
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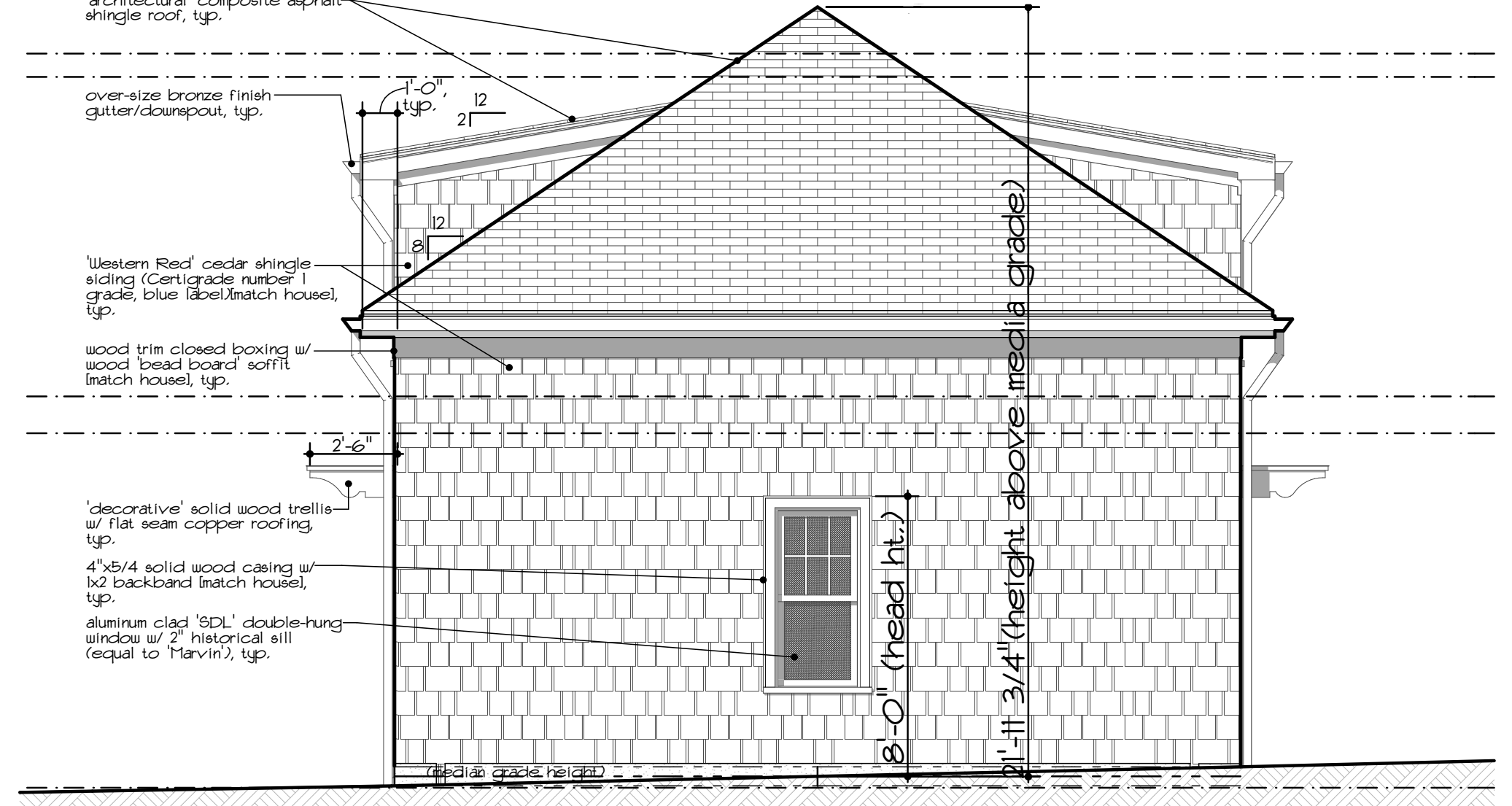


5 Right Side Overall Elevation
SCALE: 3/16" = 1'-0"

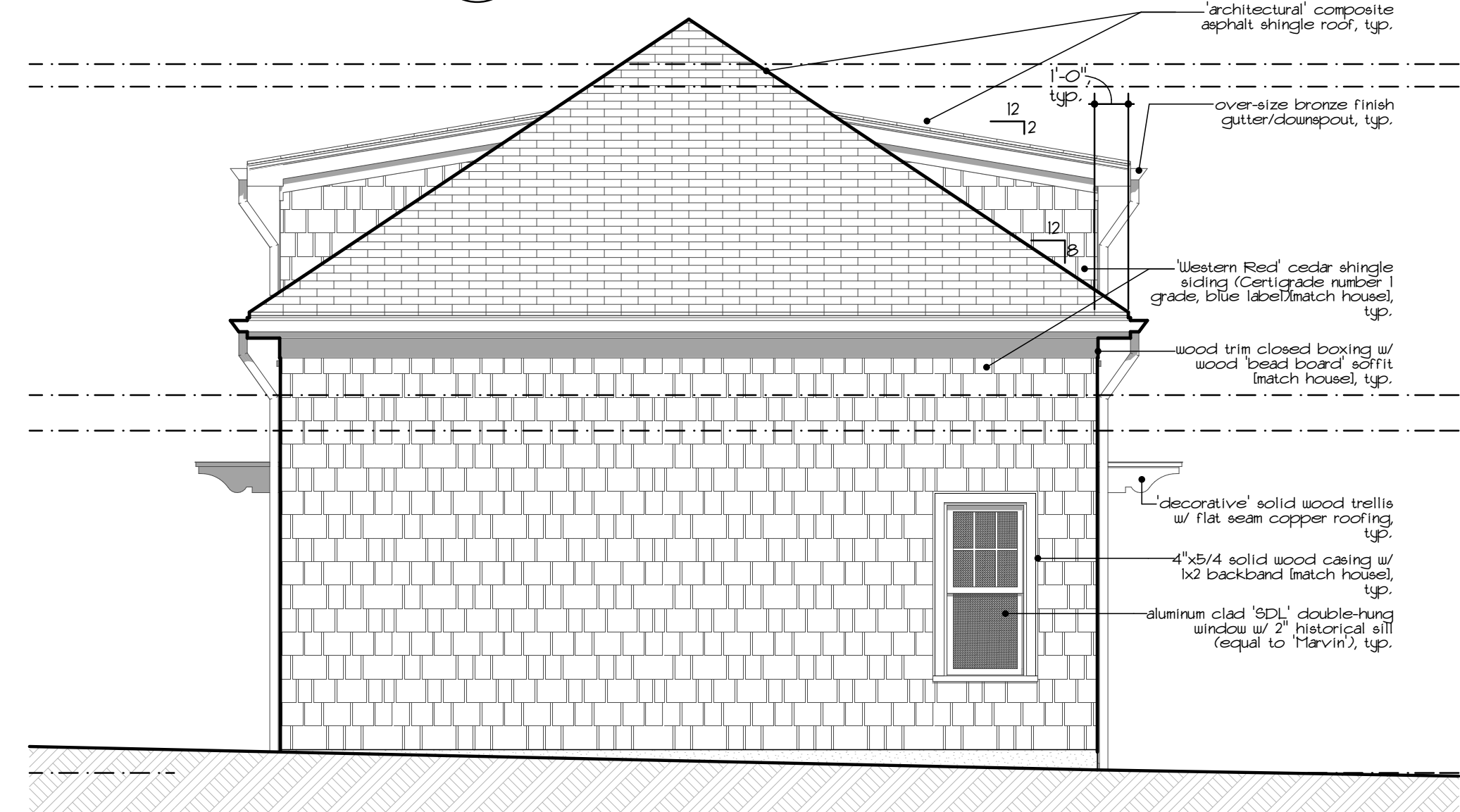
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2 Rear Elevation - Garage
SCALE: 1/4" = 1'-0"



3 Right Side Elev. - Garage
SCALE: 1/4" = 1'-0"



4 Left Side Elev. - Garage
SCALE: 1/4" = 1'-0"



1 Front Elevation - Garage
SCALE: 1/4" = 1'-0"

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1
A2.4 Front Perspective
NOT TO SCALE

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