
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 420 South Summit Avenue

SUMMARY OF REQUEST: New Construction

OWNER/APPLICANT: Don Duffy

The application was denied December 9, 2015 for 1) Size – the relationship of the project to its site. The house and garage are too large for the site, 2) Scale – The relationship of the building to those around it. The house should be no taller than the tallest existing house, 3) Massing – The relationship of the building’s various parts to each other. The house is wider than other houses on the block, 4) Context – the overall relationship of the project to its surroundings. The applicant has submitted a new application for review. The Commission will determine if the project has been substantially redesigned and now meets the guidelines for new construction.

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. Reduction in the size of the garage.
2. Increase in pervious area in the rear yard.
3. Reduction in the width of the house from 48’ to approximately 38’-6”.

Policy & Design Guidelines for New Construction, page 34

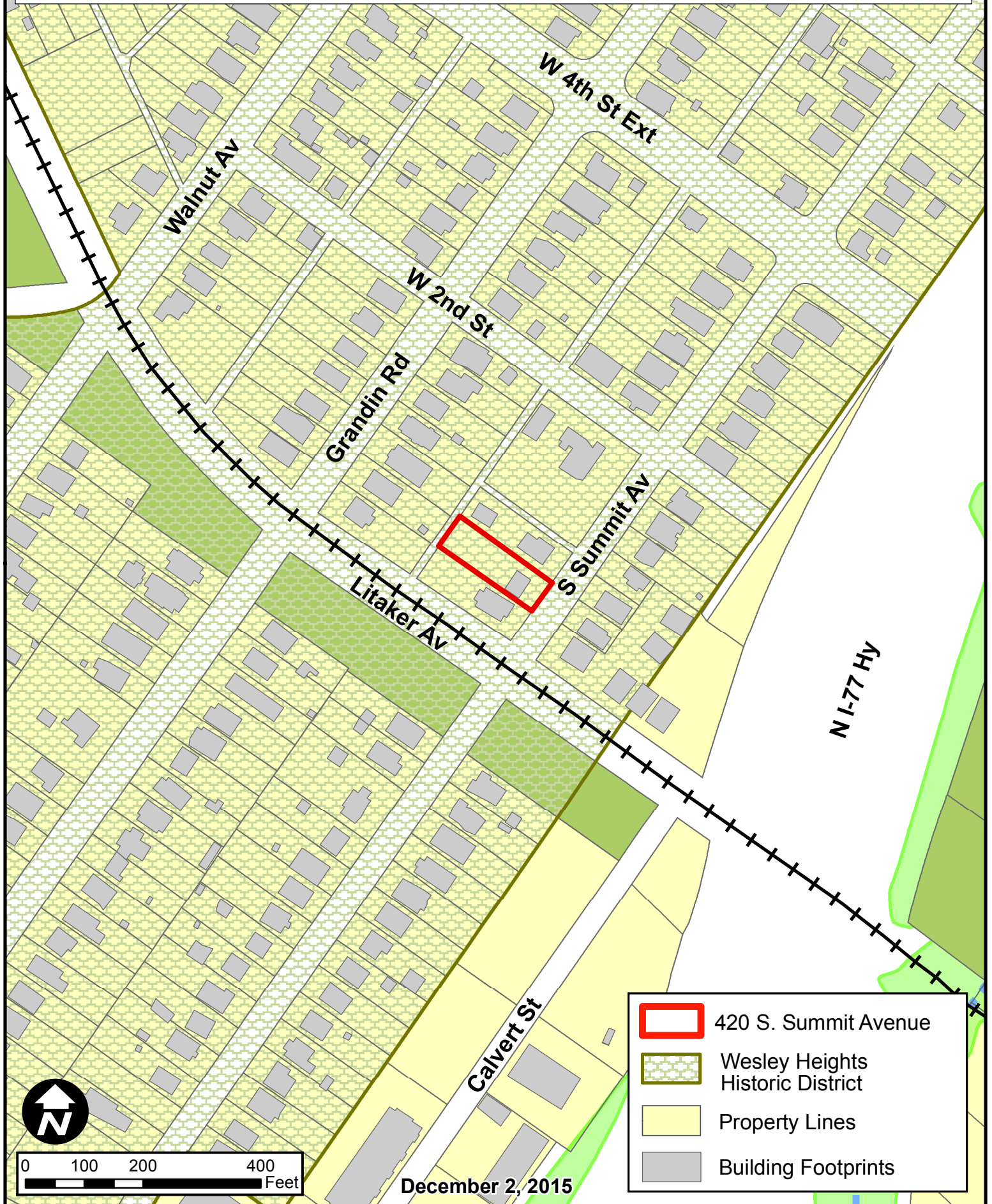
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings 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>

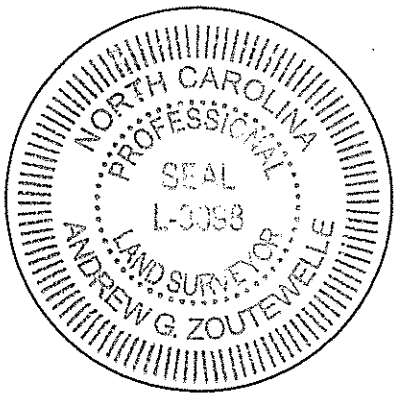
Staff Analysis - The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2015-265

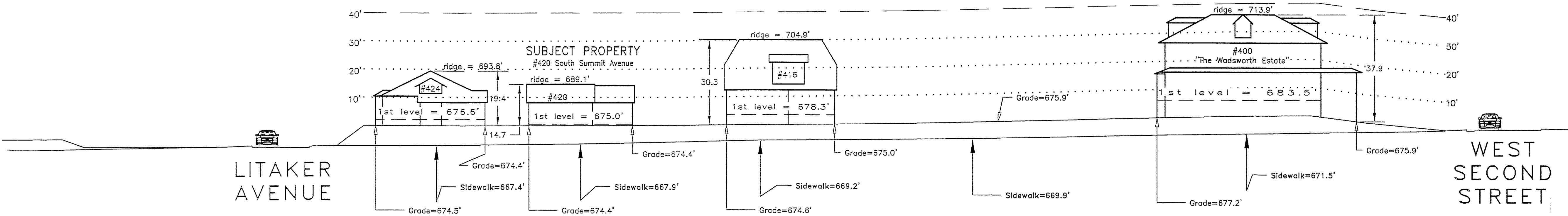


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 25th day of November, 2015.



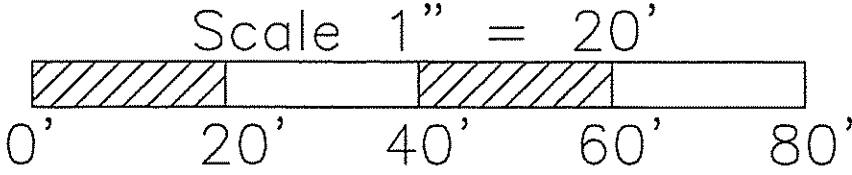
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS
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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.





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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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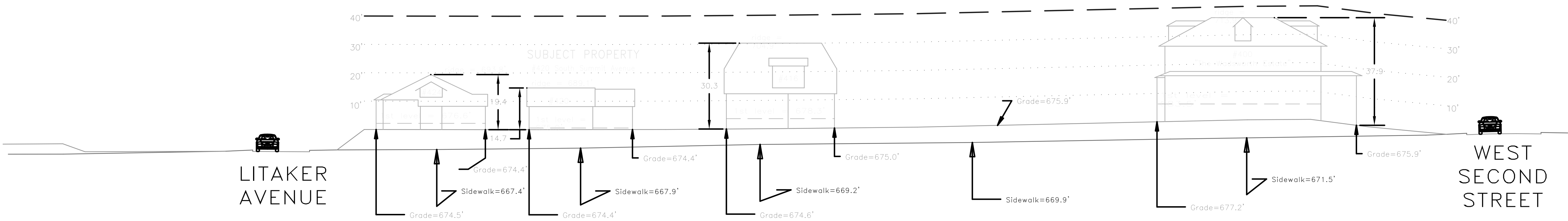
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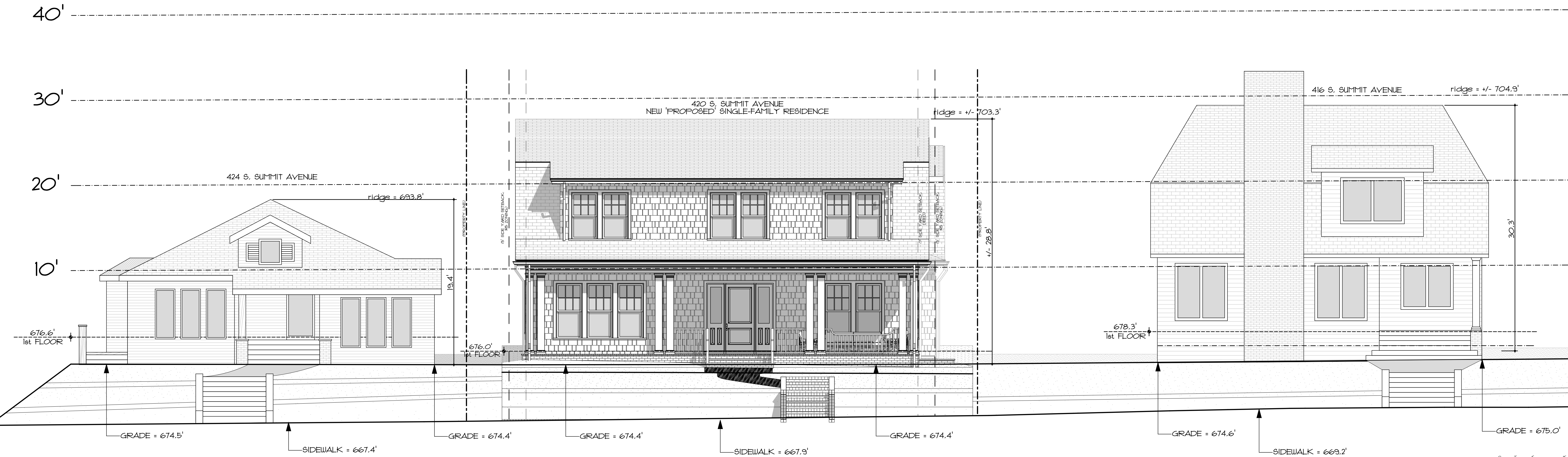
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SOUTH SUMMIT AVENUE

2 Existing Survey
A2.0 SCALE: 1" = 20'



1 'Proposed' Street Scape
A2.0 NOT TO SCALE

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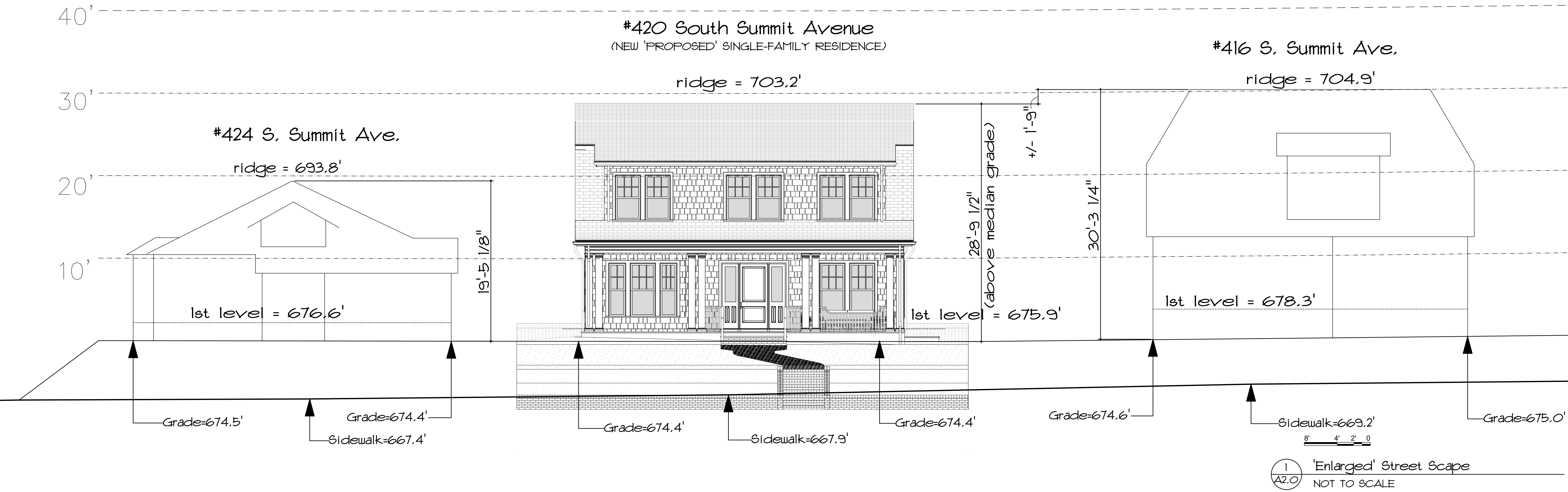
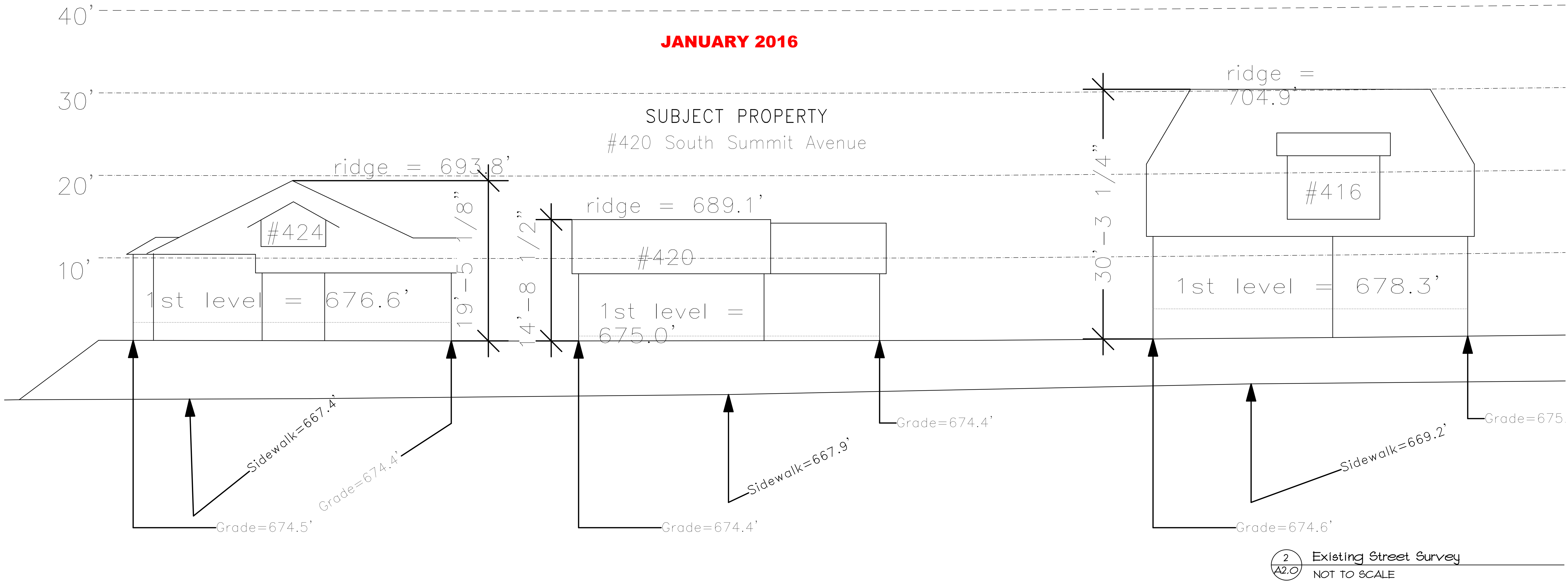
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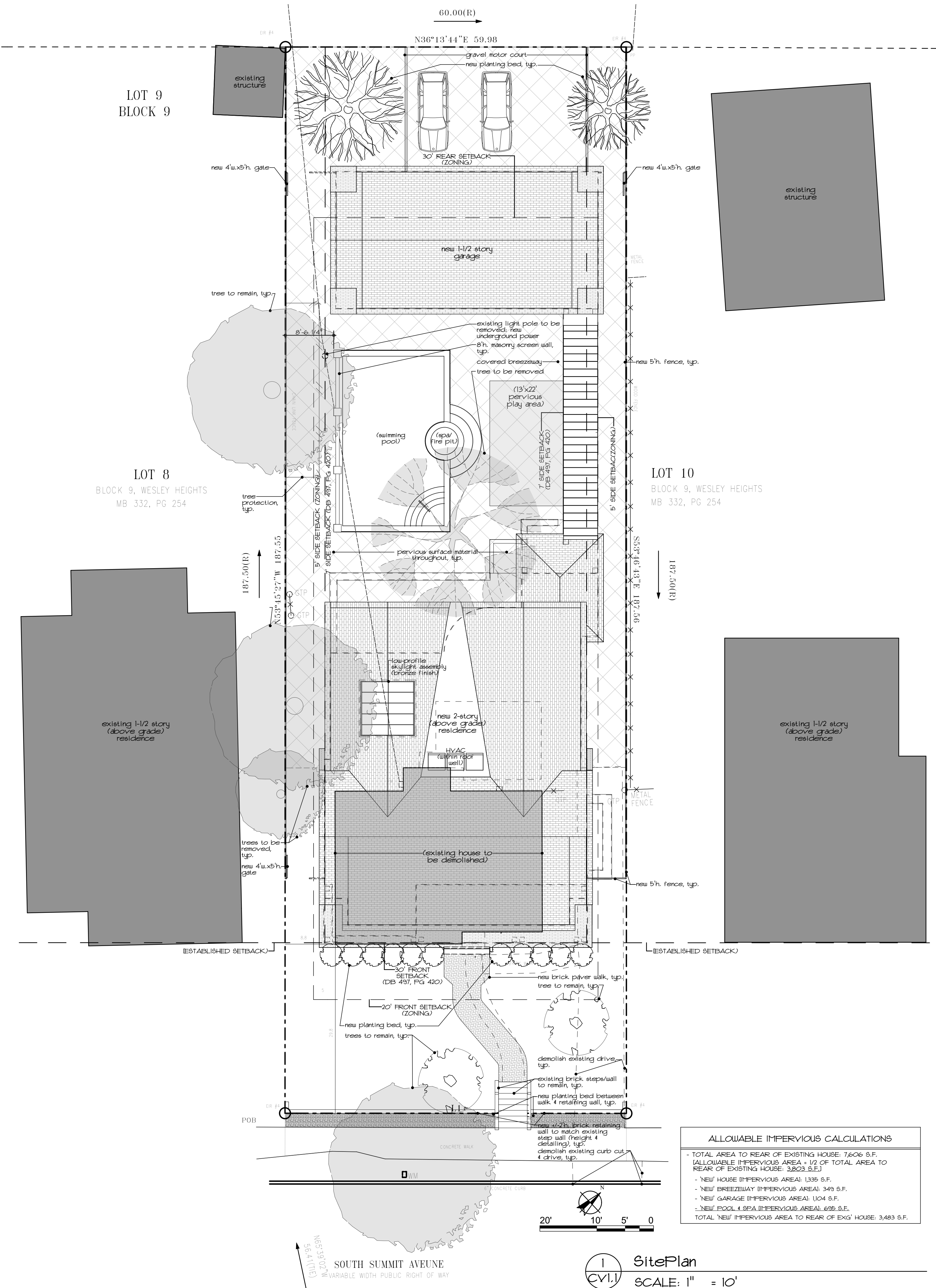
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3 Plot Plan
CV1.1 SCALE: 1" = 40'



ALLOWABLE IMPERVIOUS CALCULATIONS	
- TOTAL AREA TO REAR OF EXISTING HOUSE: 7,606 S.F.	
- ALLOWABLE IMPERVIOUS AREA = 1/2 OF TOTAL AREA TO REAR OF EXISTING HOUSE: 3,803 S.F.	
- NEW HOUSE IMPERVIOUS AREA: 1,335 S.F.	
- NEW BREEZEWAY IMPERVIOUS AREA: 349 S.F.	
- NEW GARAGE IMPERVIOUS AREA: 1,004 S.F.	
- NEW POOL & SPA IMPERVIOUS AREA: 696 S.F.	
TOTAL NEW IMPERVIOUS AREA TO REAR OF EXG. HOUSE: 3,483 S.F.	

1 Site Plan
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): 1,205 S.F.
- TOTAL 'NEW' IMPERMEABLE REAR YARD AREA OF 'NEW' HOUSE: 1,337 S.F.

SQUARE FOOTAGE CALCULATIONS

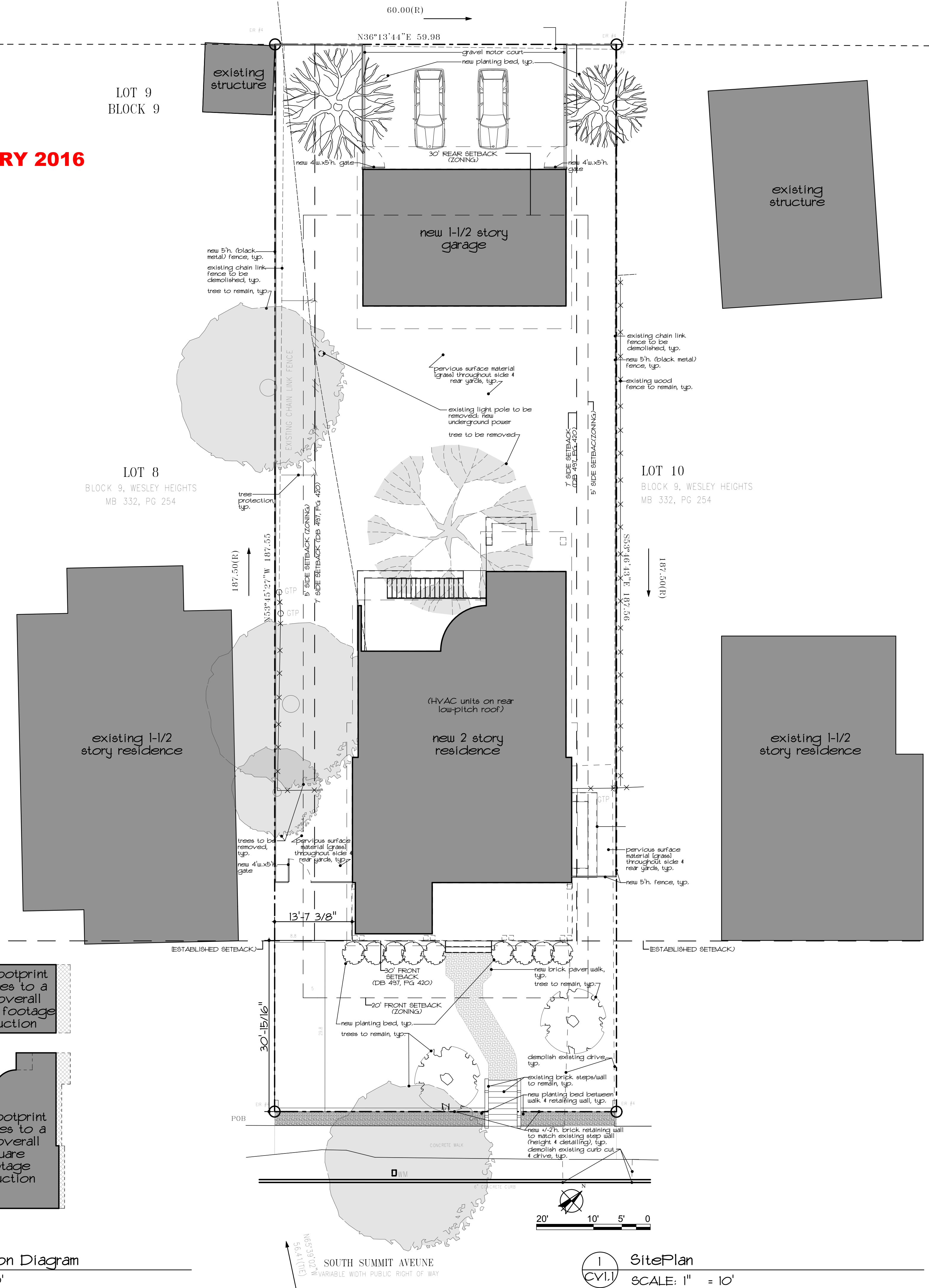
- FIRST FLOOR ('NEW' HOUSE HEATED S.F.): 1,896
- (SQUARE FOOTAGE CALCS TAKEN FROM EXTERIOR FACE OF MASONRY/SHEATHING)

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

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



1 Site Plan
CV1.1 SCALE: 1" = 10'

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

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

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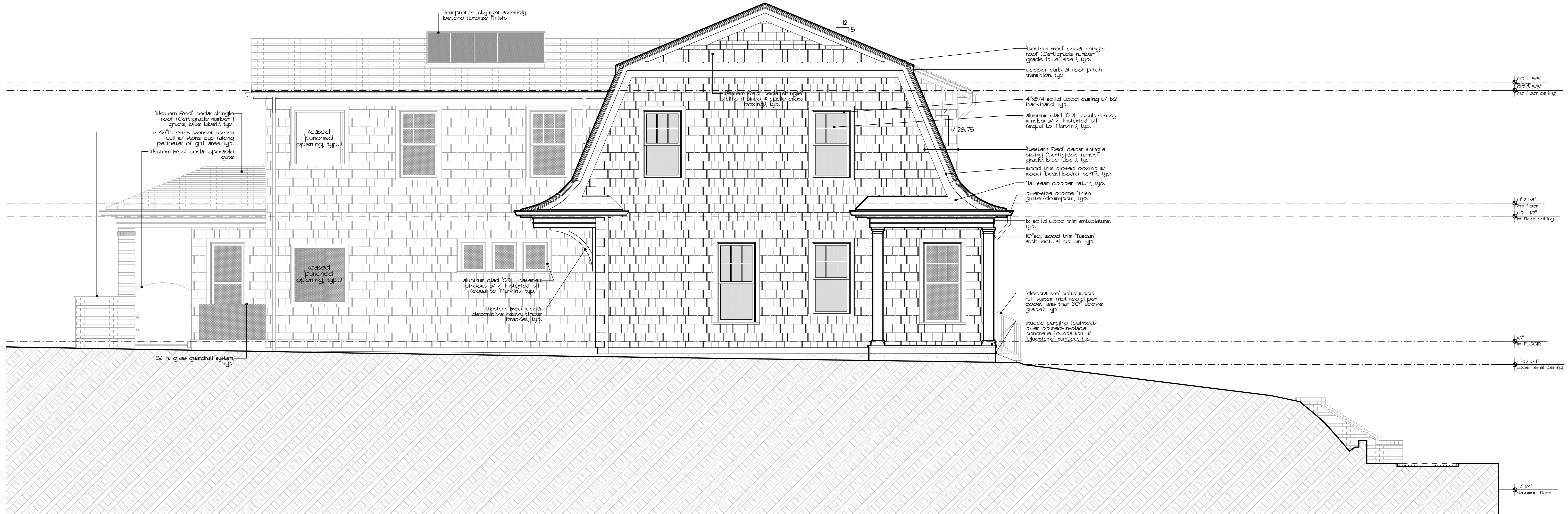
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2 Left Side Elevation
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1 Front Elevation
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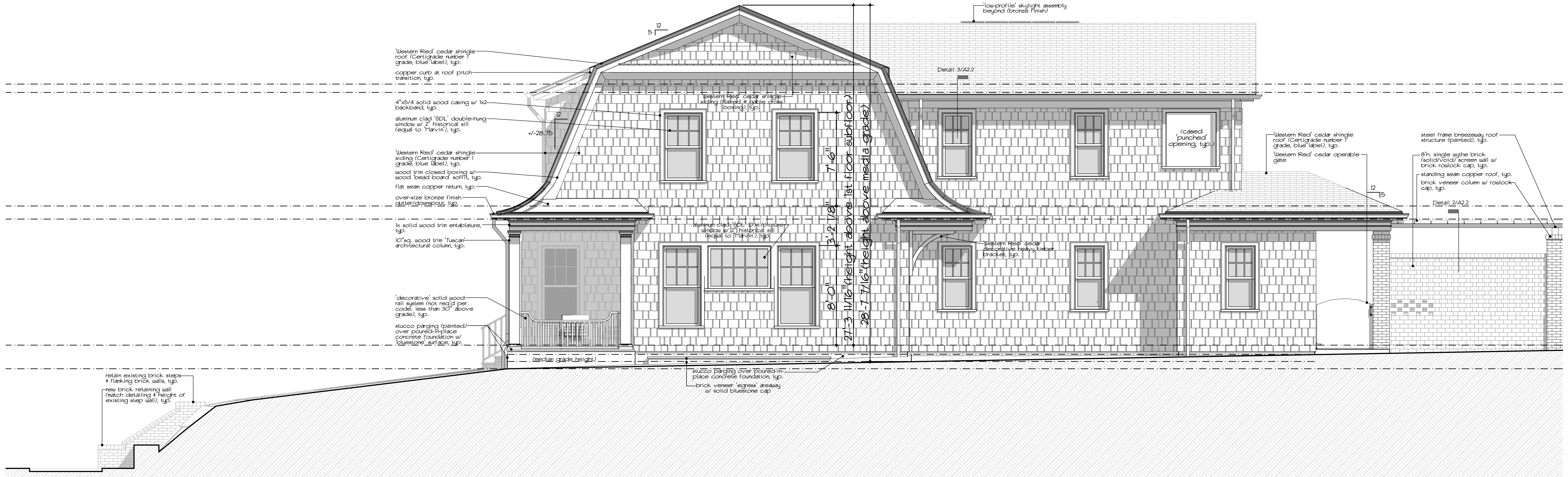
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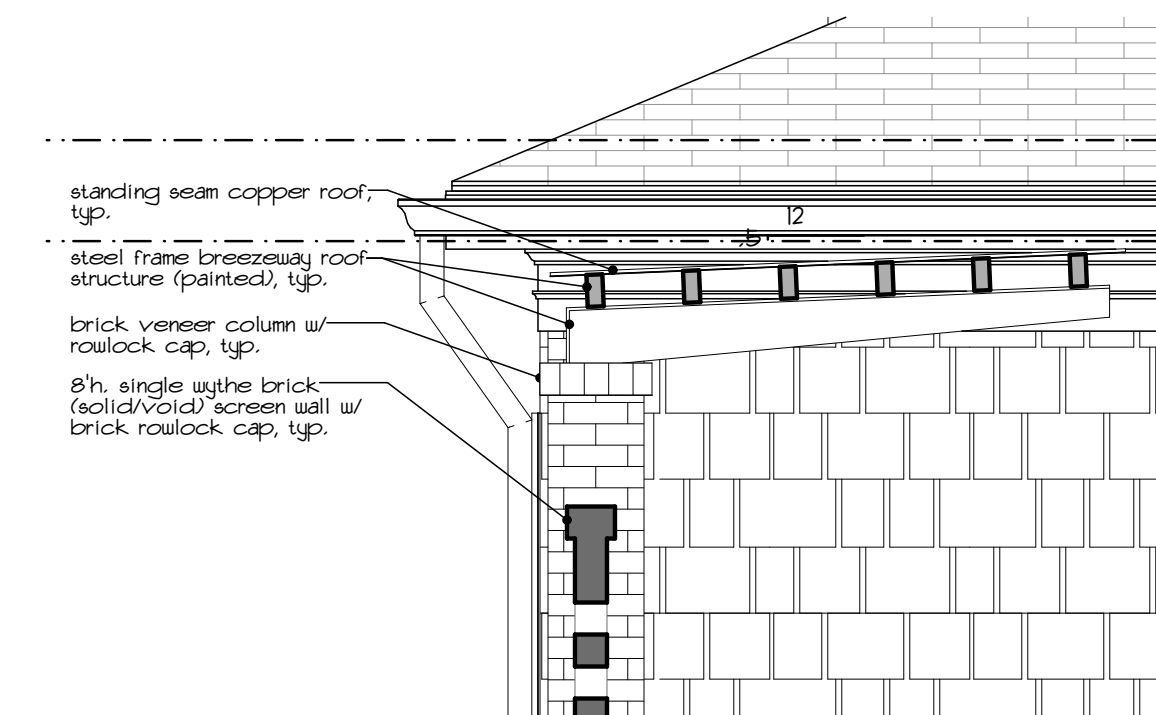
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3 Enlarged Boxing Detail
SCALE: 1/2" = 1'-0"



2 Section Thru Breezeway
SCALE: 1/2" = 1'-0"

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



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

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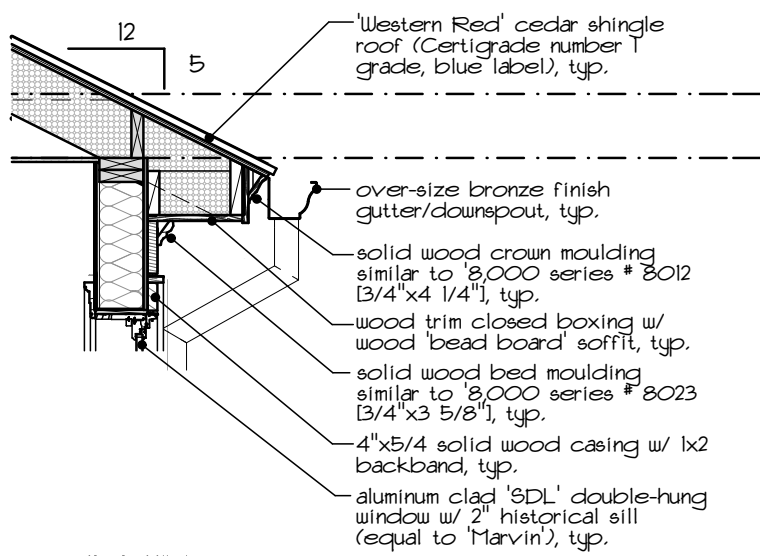
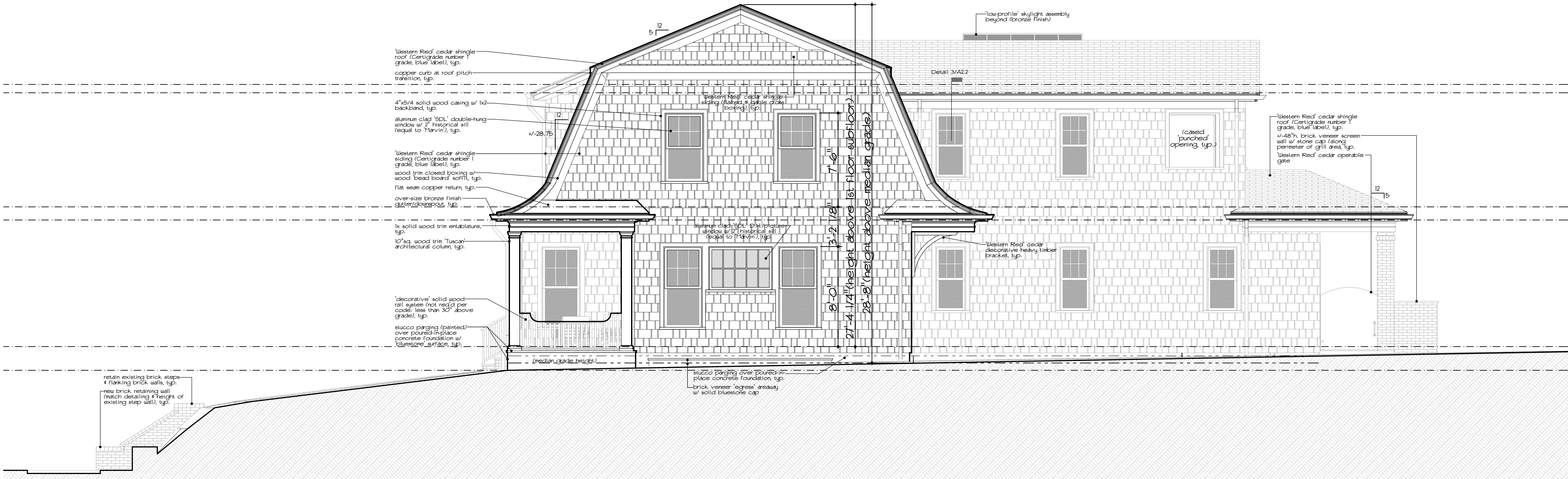
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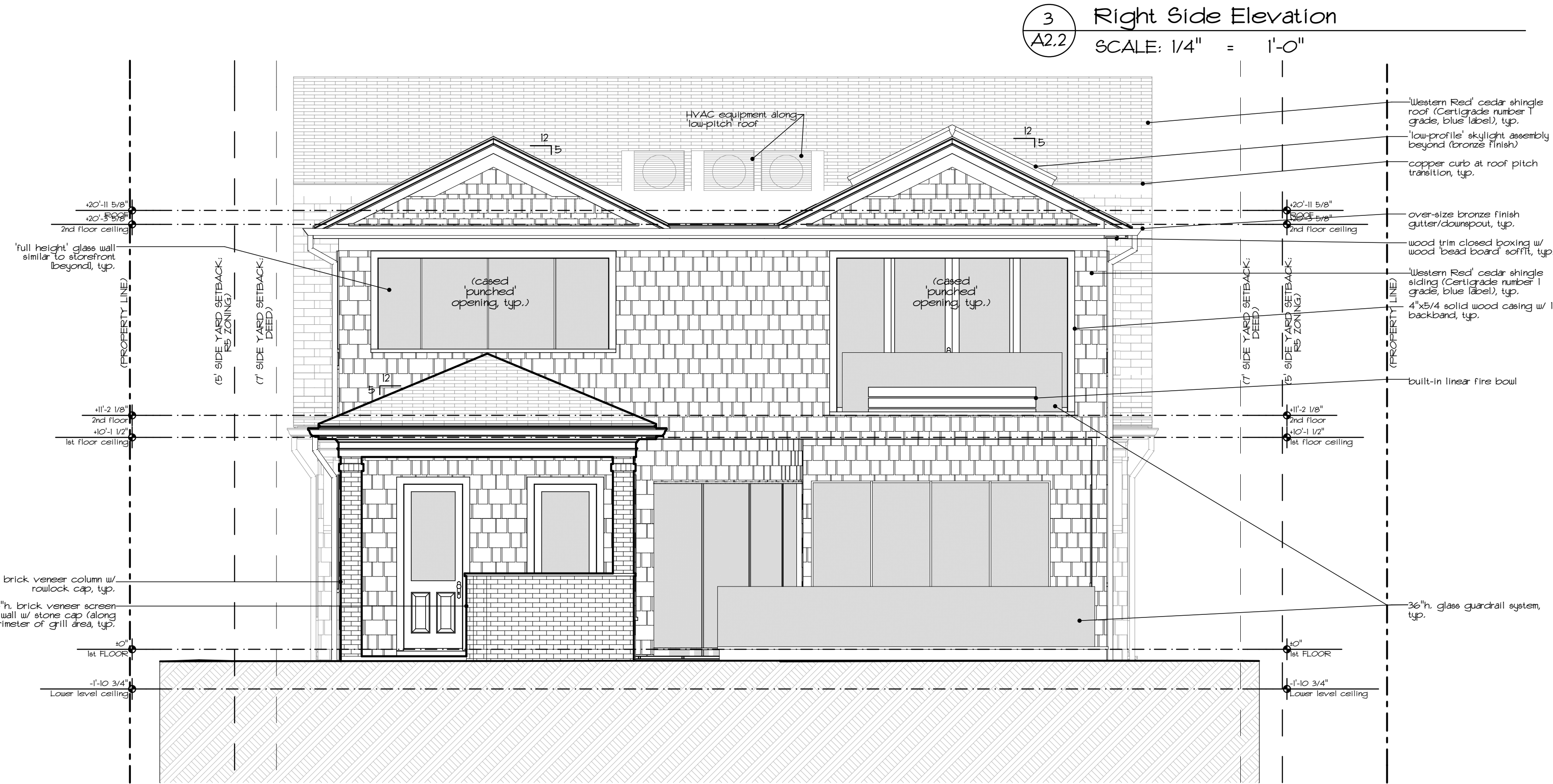
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2 Enlarged Boxing Detail
SCALE: 1/2" = 1'-0"



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

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

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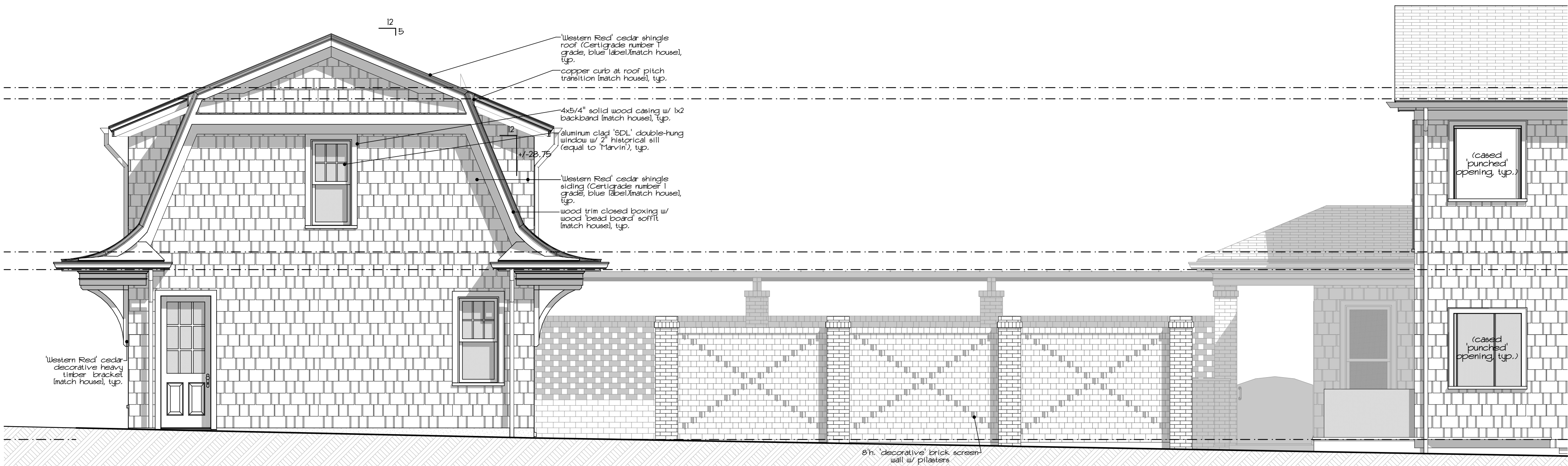
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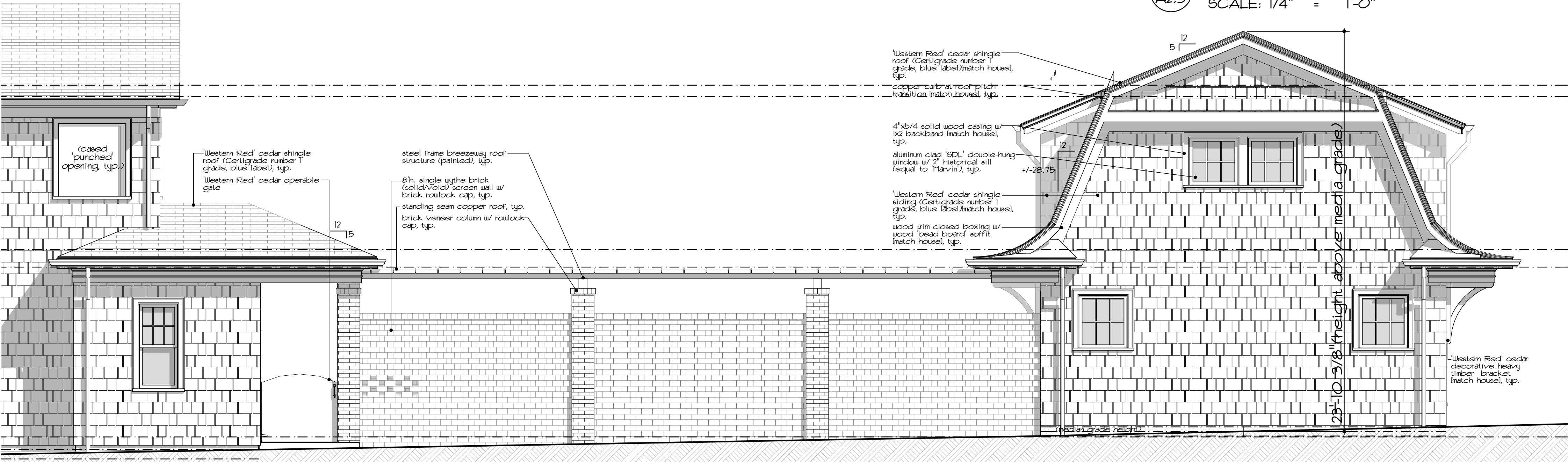
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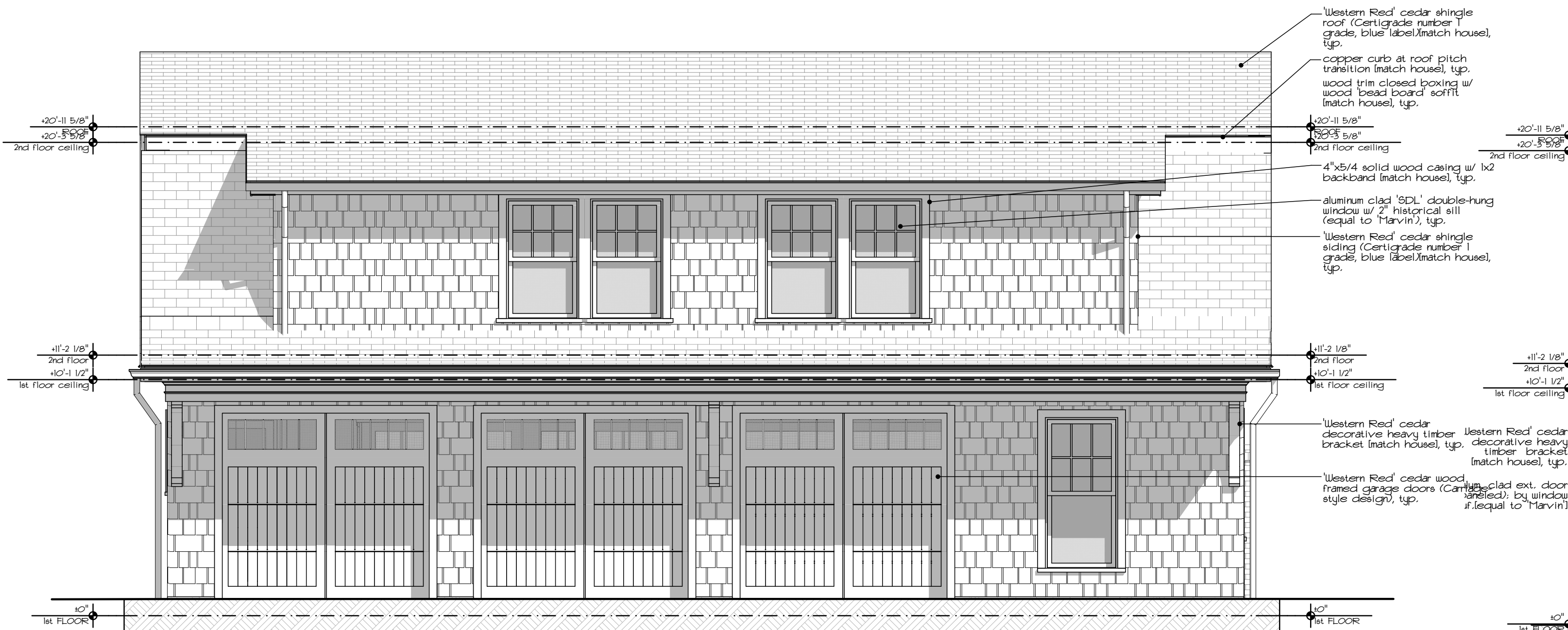
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4
A2.3 Left Side Elev. - Garage
SCALE: 1/4" = 1'-0"



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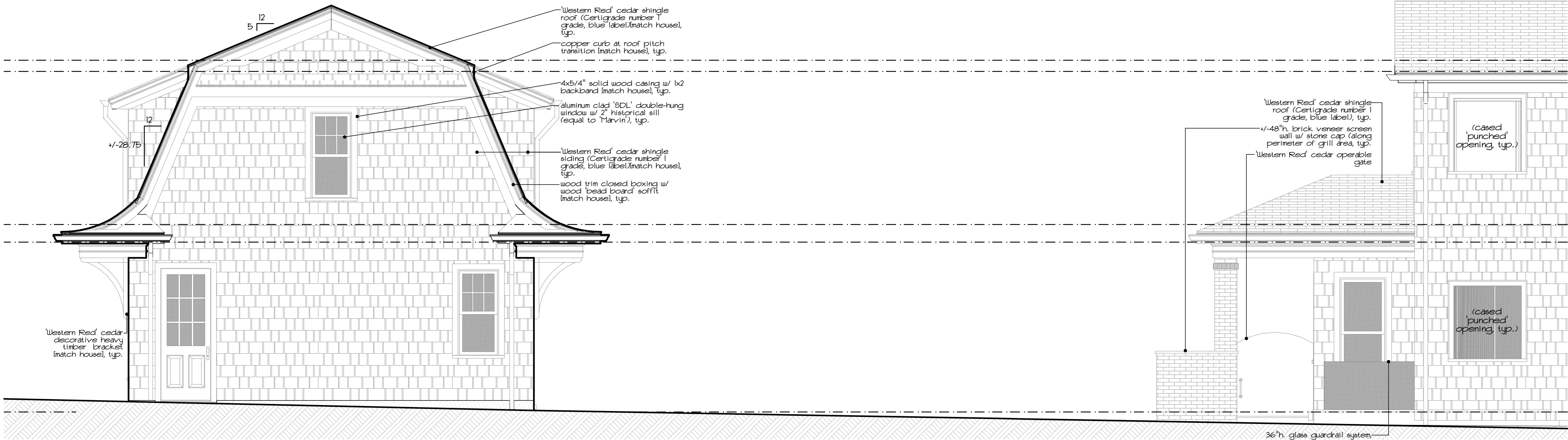
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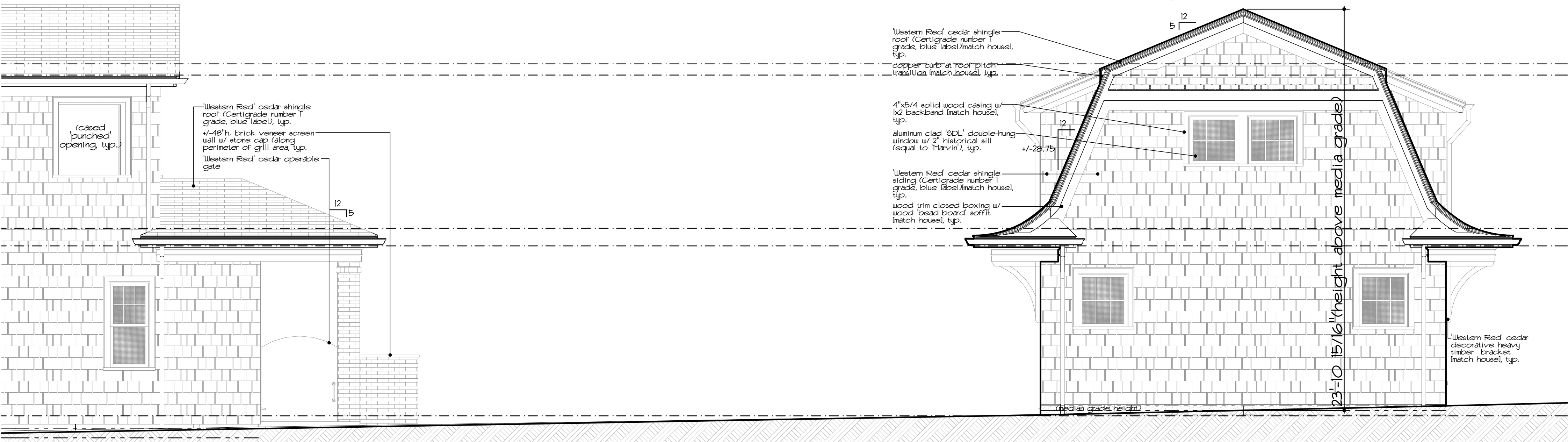
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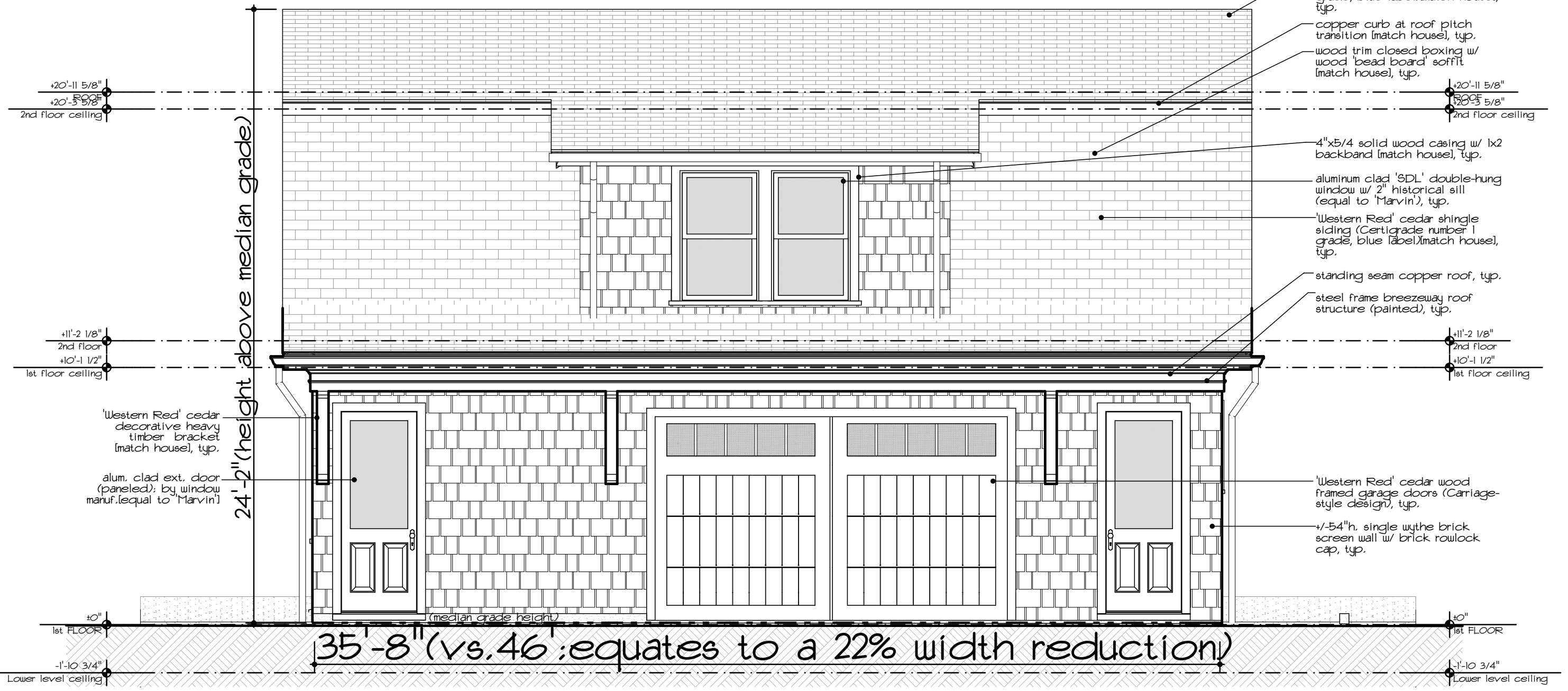
4 Left Side Elev. - Garage
A2.3 SCALE: 1/4" = 1'-0"



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



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



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

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