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**LOCAL HISTORIC DISTRICT:** Wesley Heights

**PROPERTY ADDRESS:** 420 South Summit Avenue

**SUMMARY OF REQUEST:** New Construction

**OWNER:** Alicia Ross

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The application was continued from June for the following, 1) Include boxing detail for Cottage style, 2) Paired windows in front gable, 3) Revise knee wall width on front porch stair, 3) Fireplace should read as a bay or brick chimney, 3) Revise window sizes in side dormers, 4) Show HVAC on plan. The applicant has submitted all revisions.

#### **Details of Proposed Request**

##### *Existing Context*

The site is a vacant parcel. Plans for a new two story house were approved February 2015 (COA# 2015-286). The current applicant is submitting new plans for a single family house. Adjacent single family structures are 1-2 stories in height.

##### *Proposal*

The proposal is a two story single family house. The proposed front setback is 30 feet from the building as noted in the deed. Total height from finished floor is approximately 27'-10". Materials include wood lap siding and trim and brick foundation. Windows wood Simulated True Divided Light (STD L) with trim noted on sheet A9. Other features include wood hand rails and columns.

#### **Policy & Design Guidelines for New Construction, page 6.1 (New Guidelines)**

Charlotte's historic districts' distinctive character is derived not only from architectural style but also from the nature of the street created by building setback, spacing, mass and height as well as the landscape quality. This street character and the surrounding properties are considered to be the context for any new building. As such, the block in which the new site is located should be carefully studied when designing a new infill dwelling. This context should include both sides of the subject street.

The Charlotte 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.

The criteria in this section are all important when considering whether a proposed new building design is appropriate and compatible. All criteria should be taken into consideration in the design process with the goal to ensure that the new design respects its historic neighboring buildings.

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

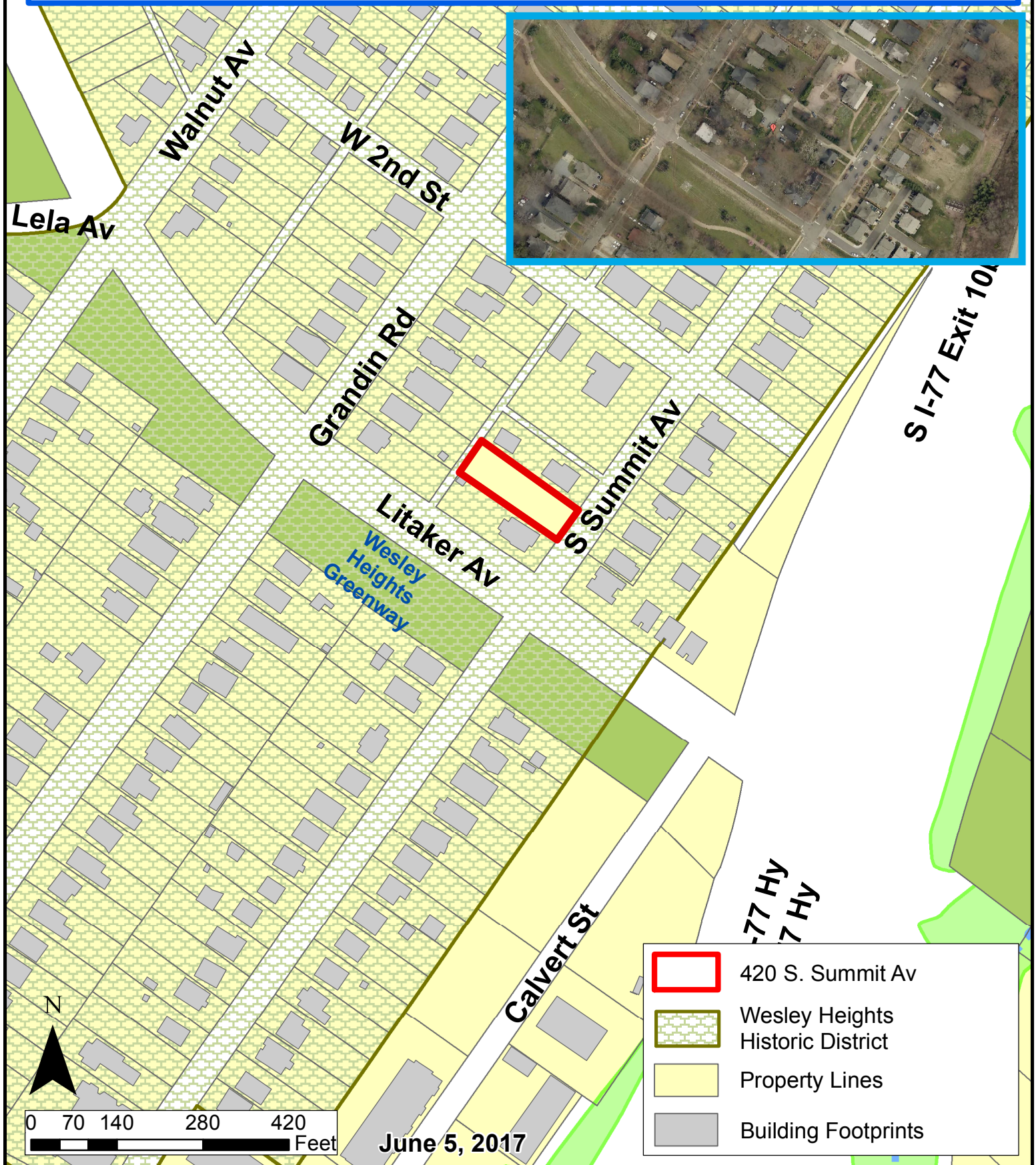
*All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.*

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

**This application was continued from June for the following information:**

- 1. Place emphasis on Cottage style and details**
- 2. Roof detail should include open eaves and confirm eave width**
- 3. Windows in front dormer should be ganged**
- 4. Revise design of stoop and column detail (dimension)**
- 5. Gas fireplace should read as a bay or brick chimney**
- 6. Revise window sizes to reflect historic precedents**
- 7. Show HVAC and driveway on site plan**

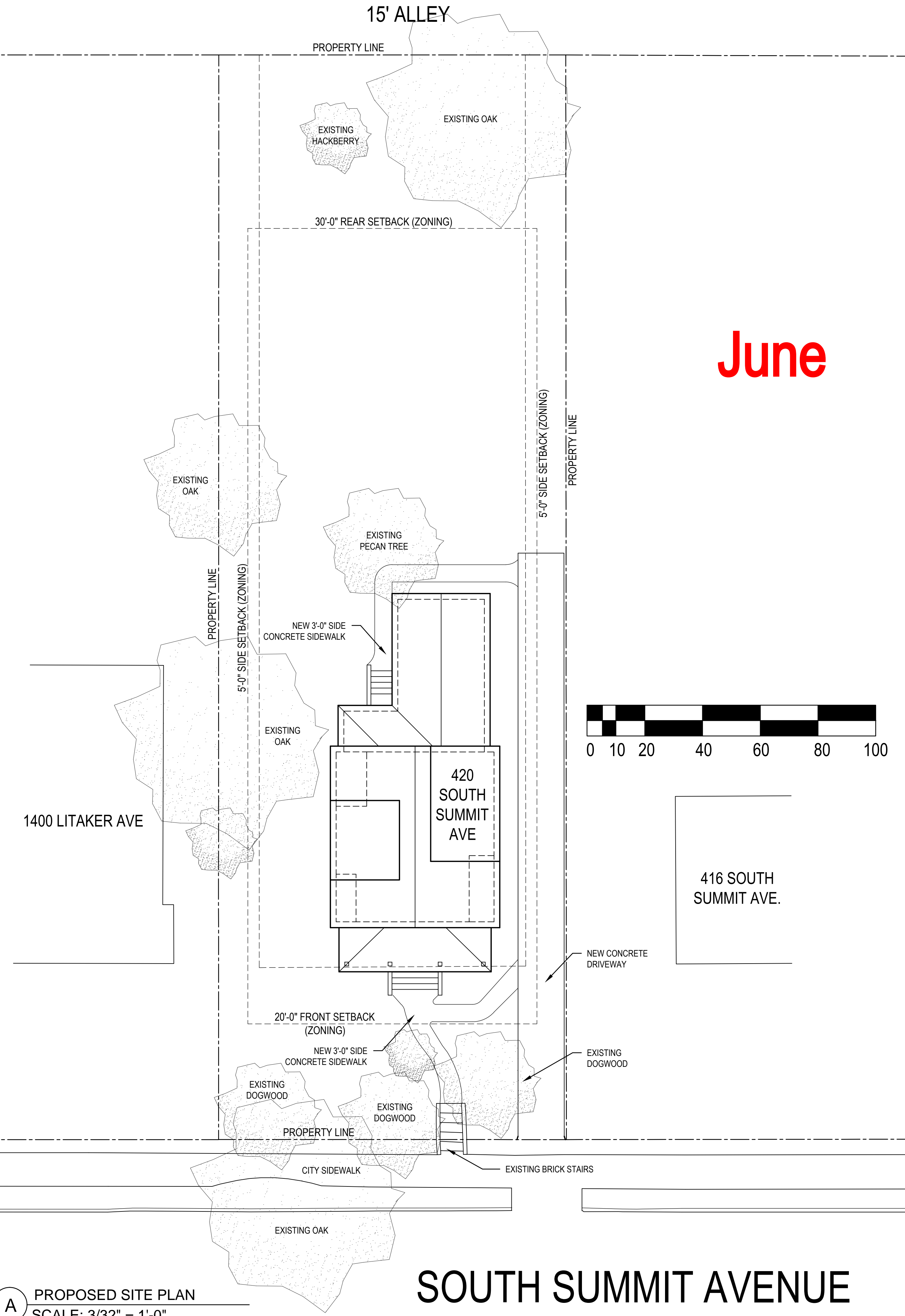
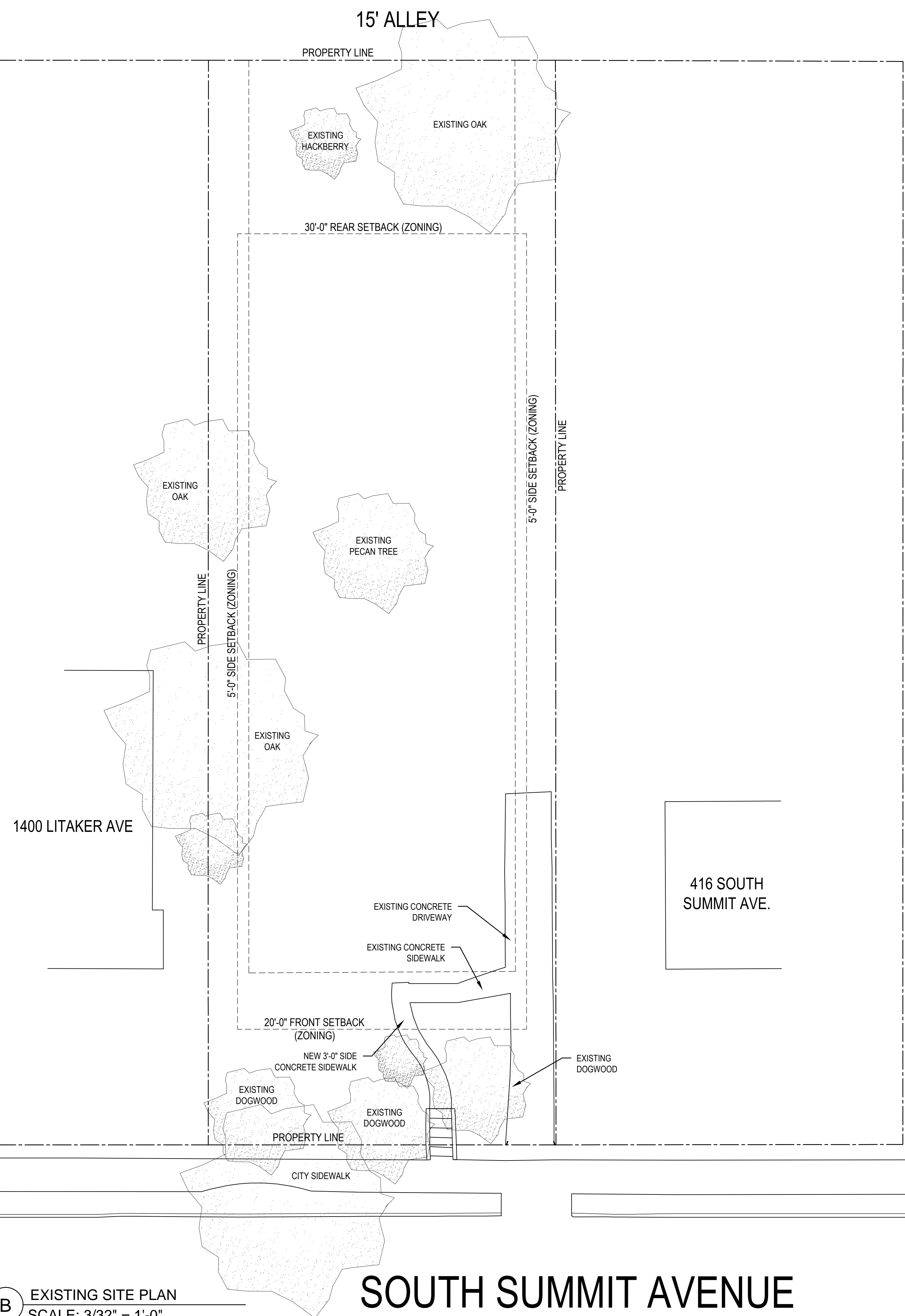
***Charlotte Historic District Commission Case 2017-355***  
***HISTORIC DISTRICT: WESLEY HEIGHTS***  
***NEW CONSTRUCTION***



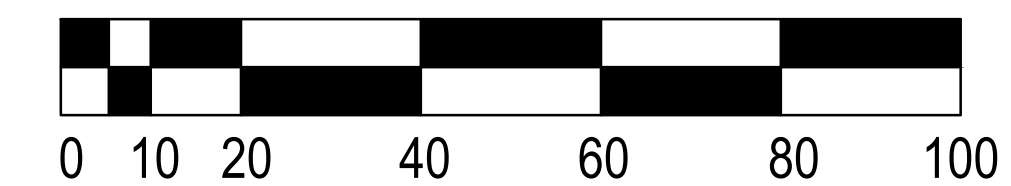


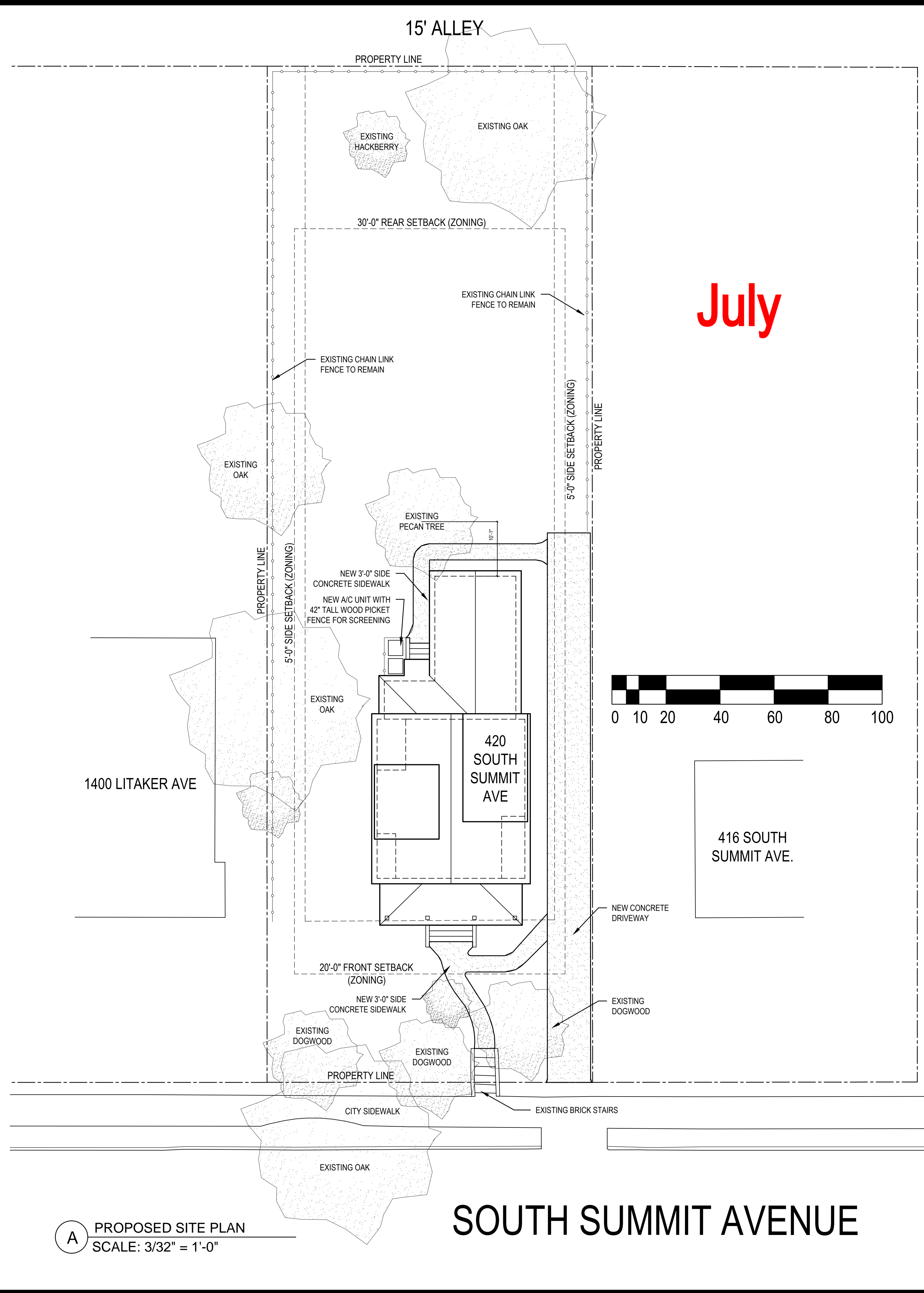
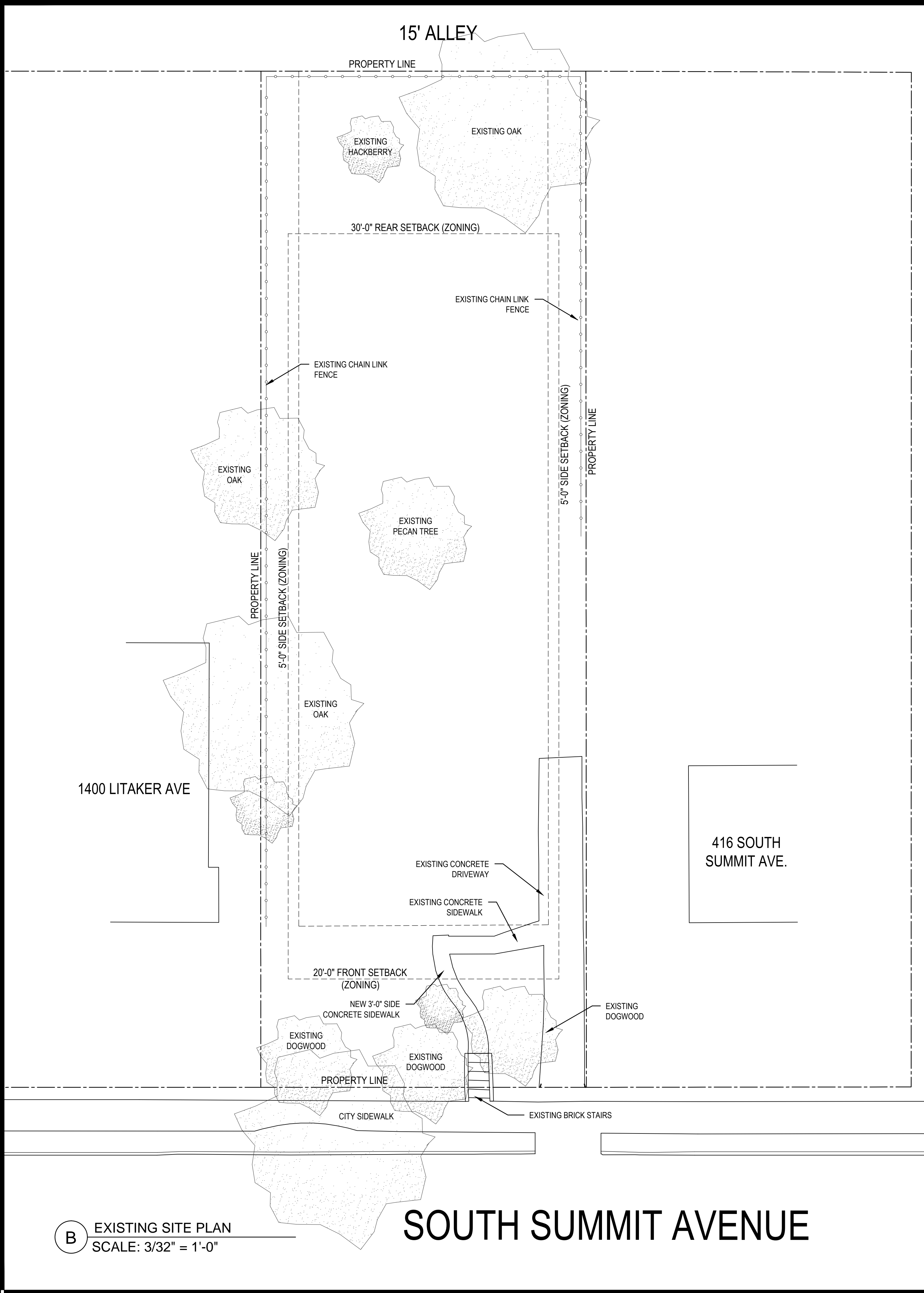






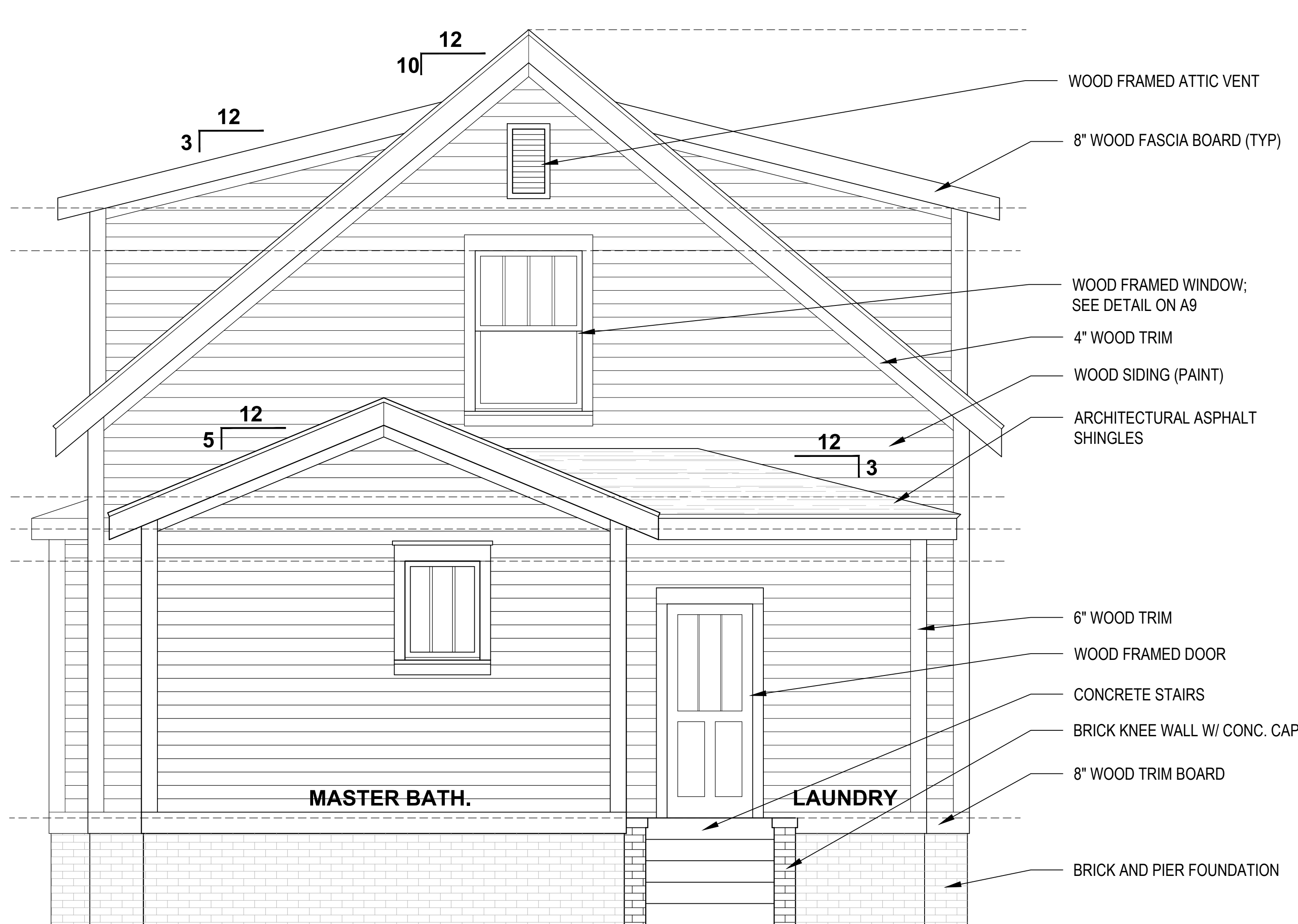
# June



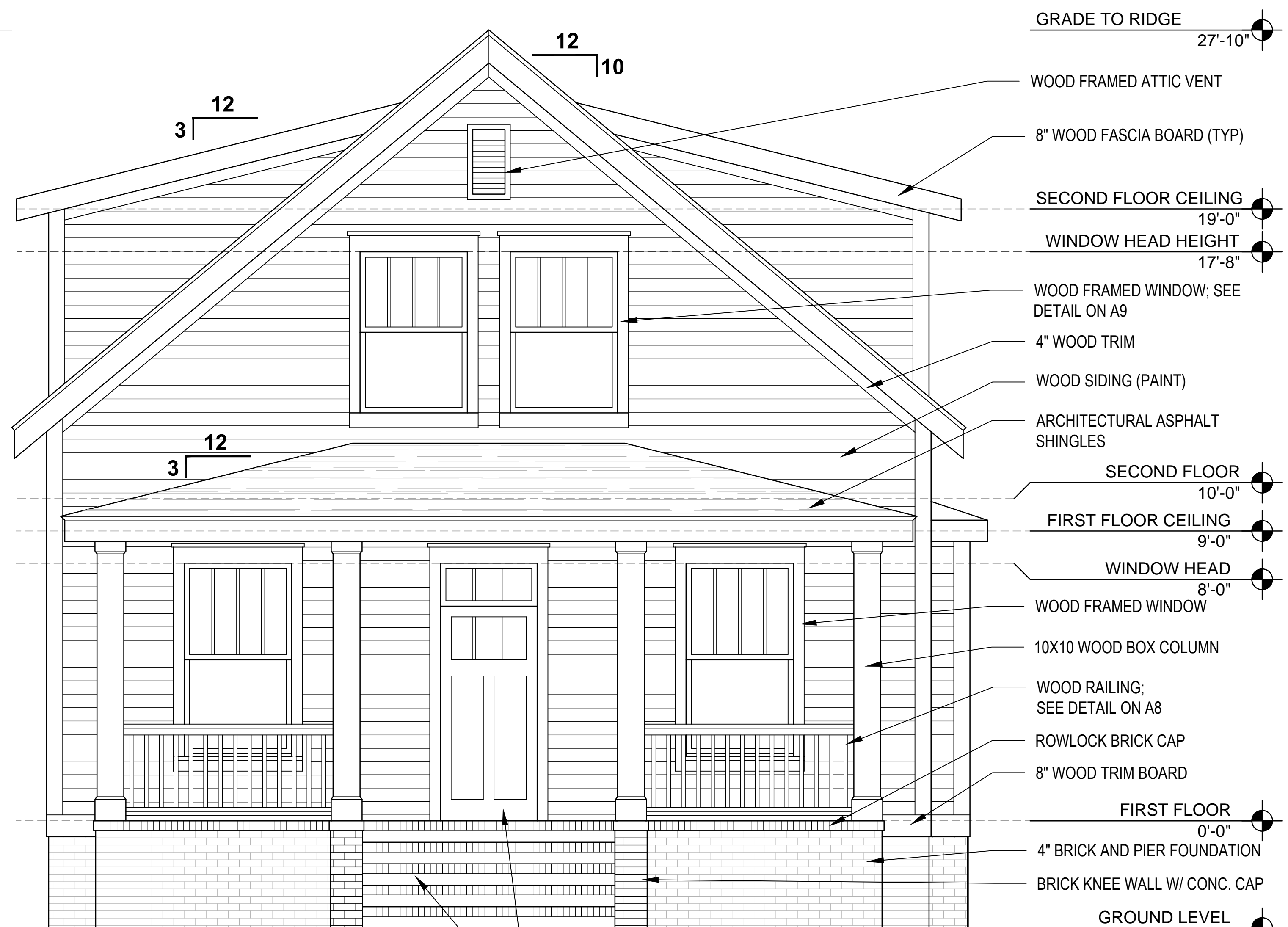




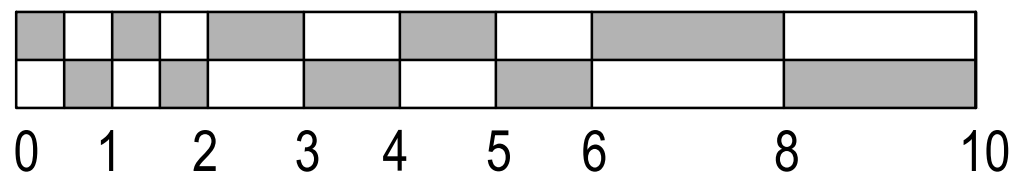
JUNE



(B) BACK ELEVATION  
NO SCALE



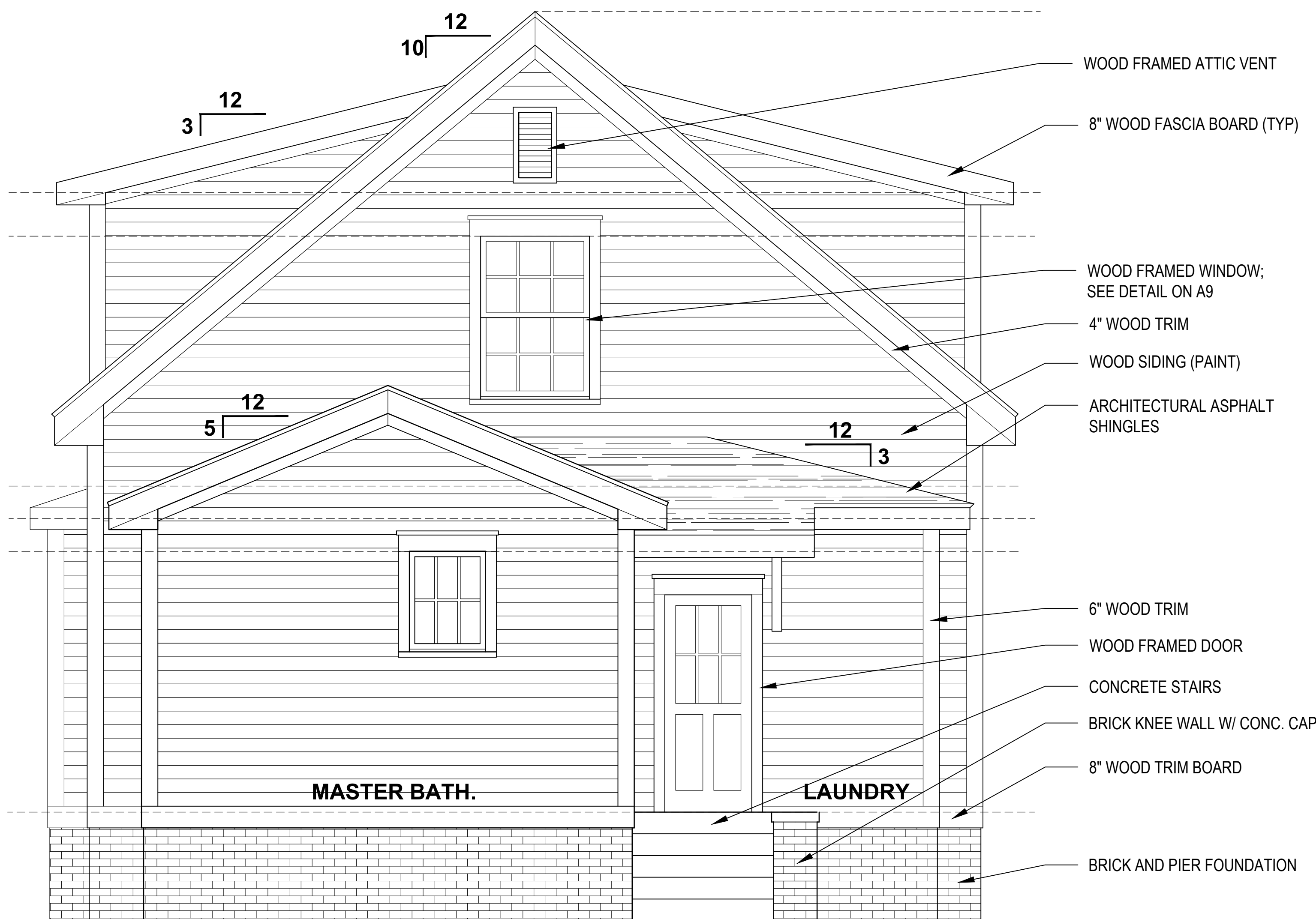
(A) FRONT ELEVATION  
NO SCALE





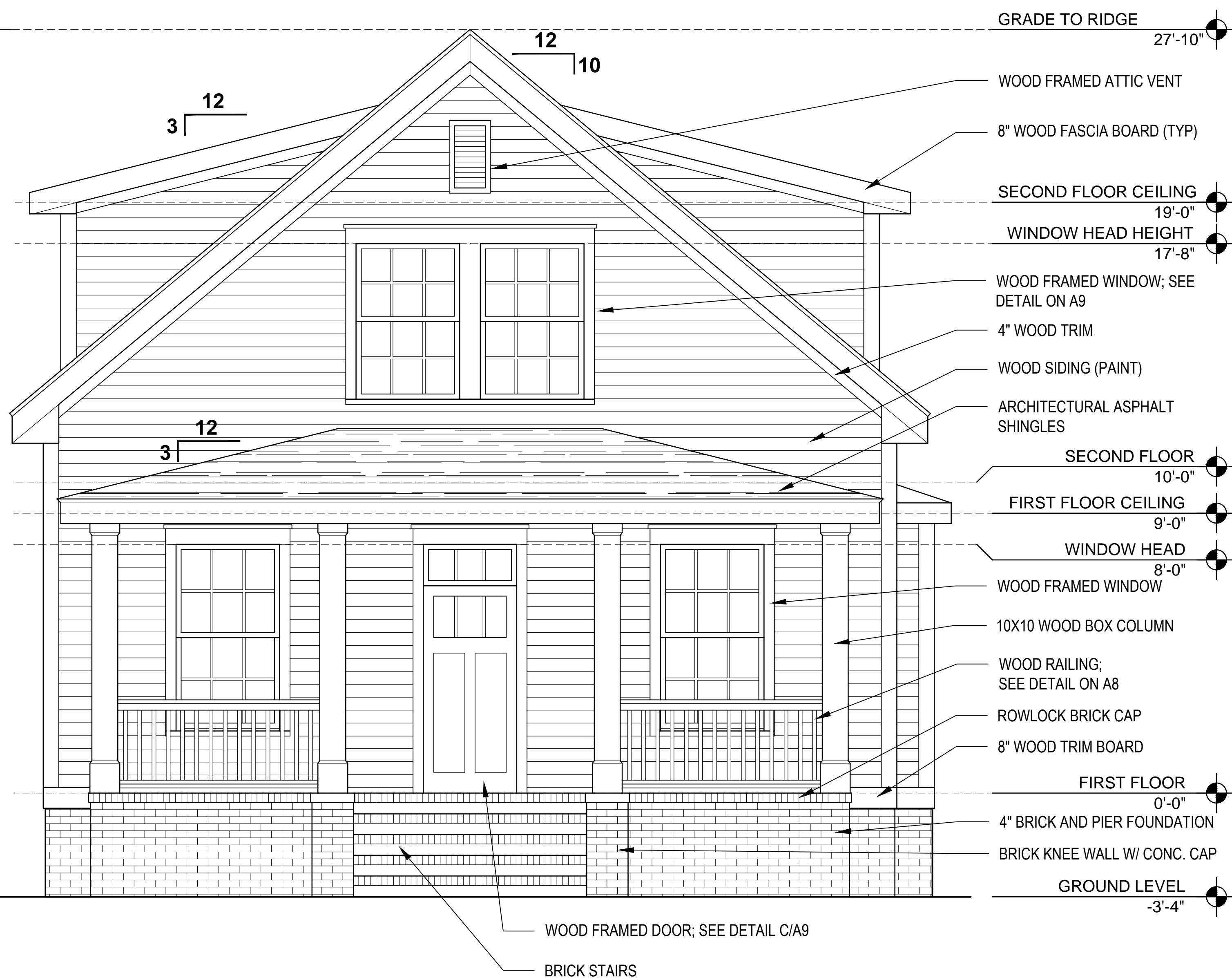
July

NOTE: FOR LOW SLOPE PITCHED ROOFS (3:12), INSTALL 2 LAYERS OF 15 POUND ASPHALT SATURATED ROOFING FELT WITH THE LAP SEAMS OFFSET FROM ONE ANOTHER. ALL LAP SEAMS TO BE EMBEDDED IN AN ASPHALT CEMENT.

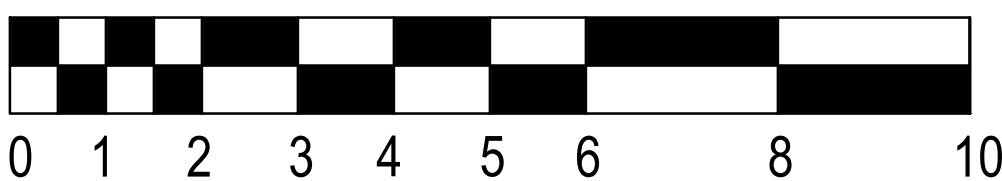


B BACK ELEVATION  
NO SCALE

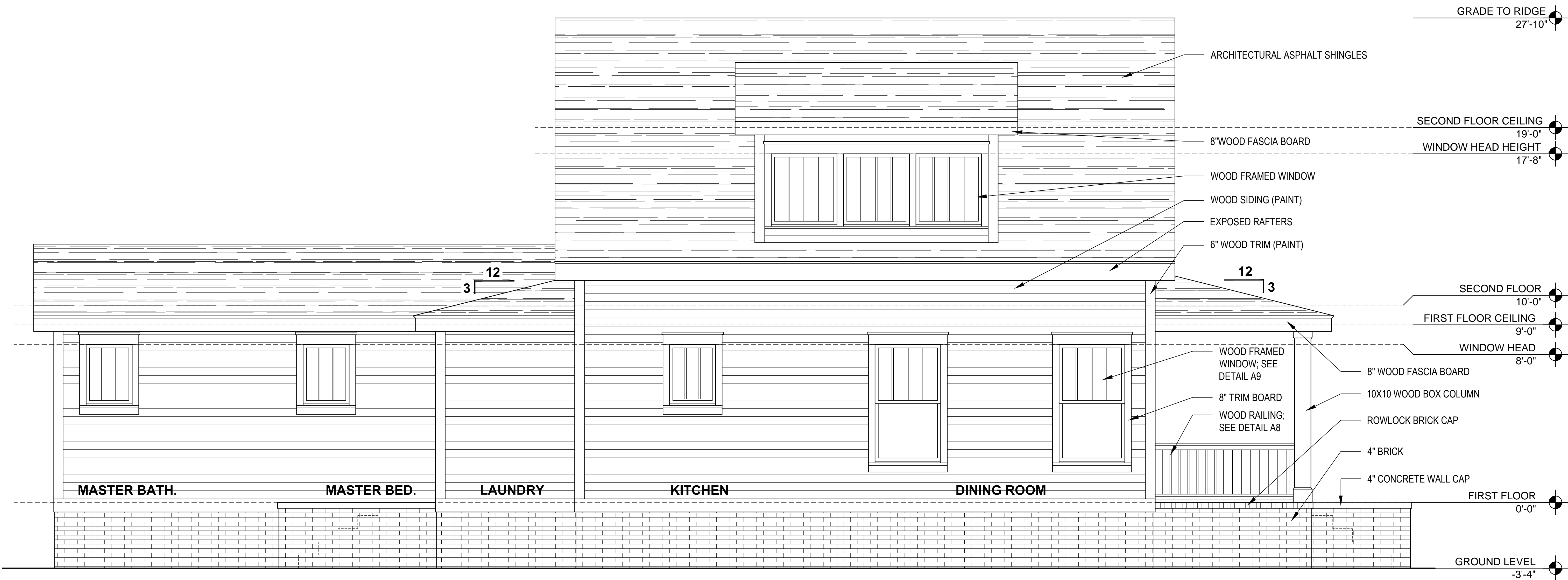
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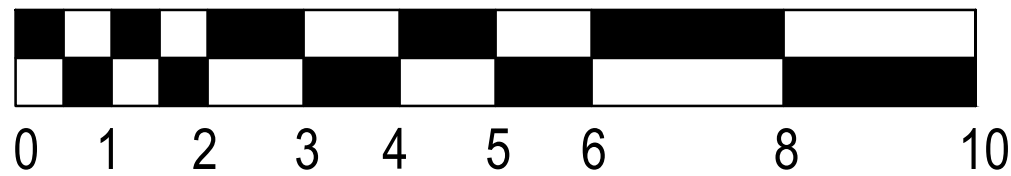
A FRONT ELEVATION  
NO SCALE



JUNE



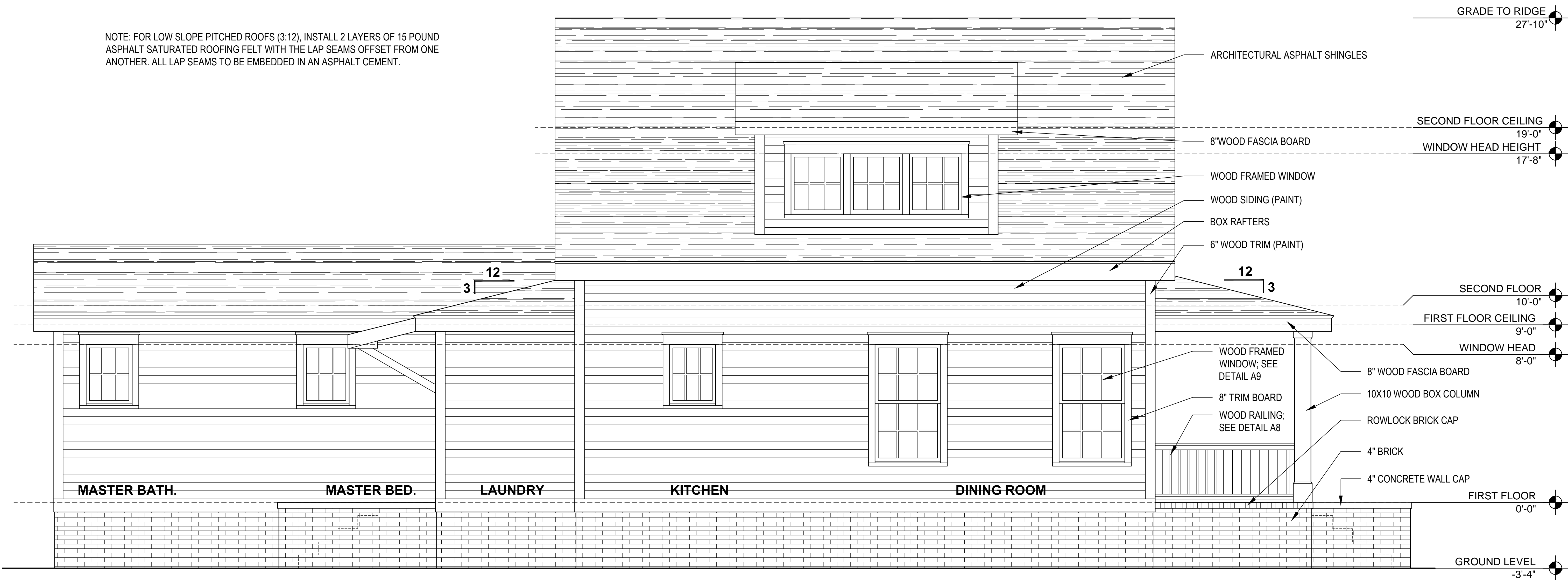
D LEFT SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



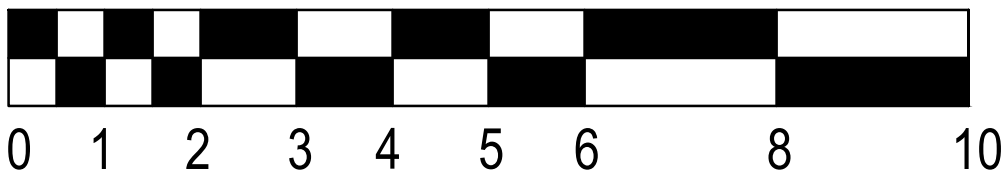


July

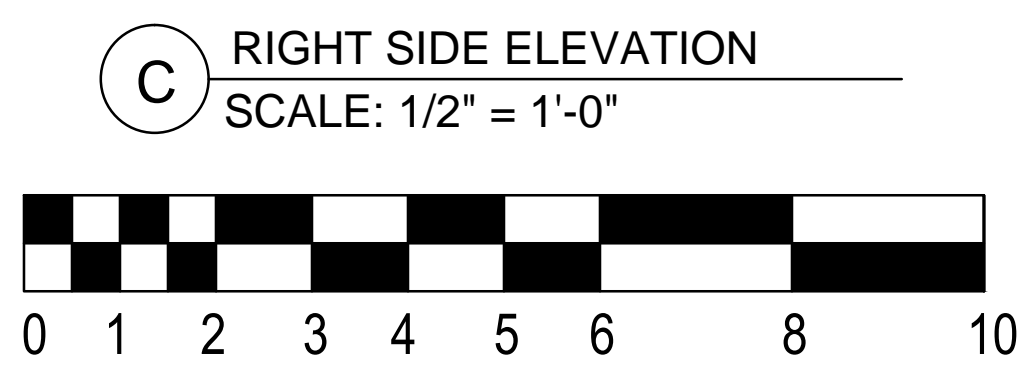
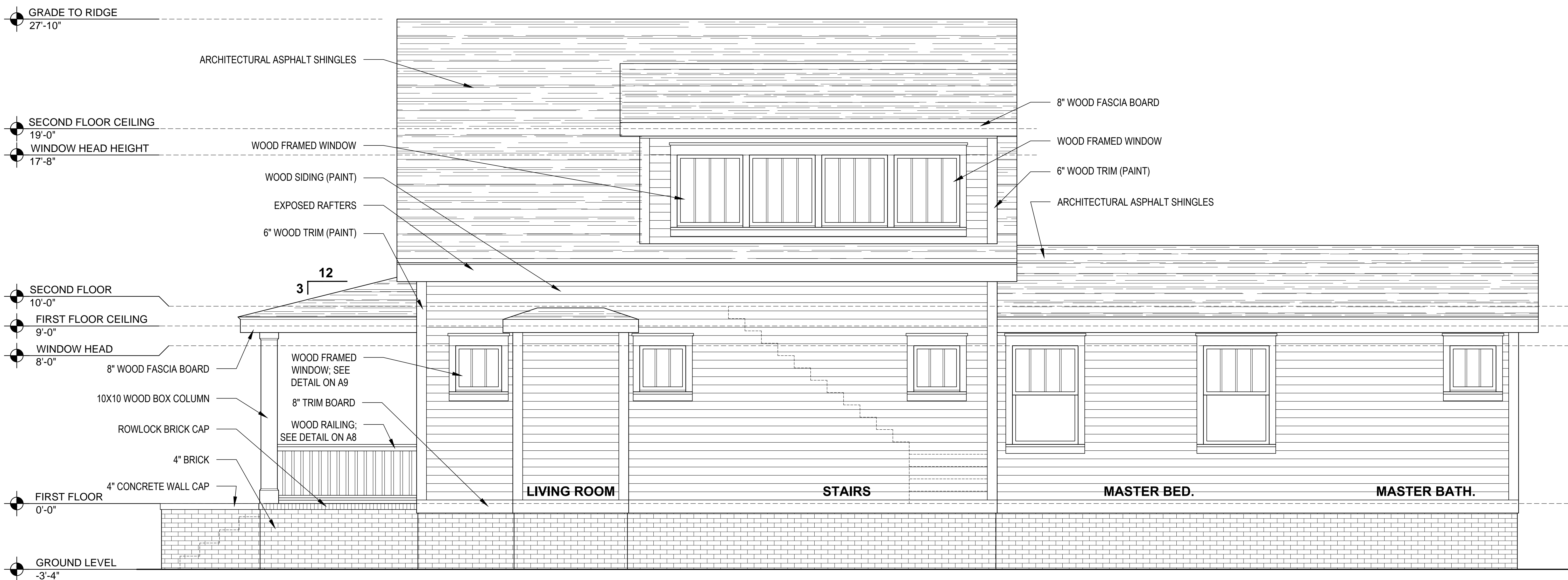
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D LEFT SIDE ELEVATION  
SCALE: 1/2" = 1'-0"

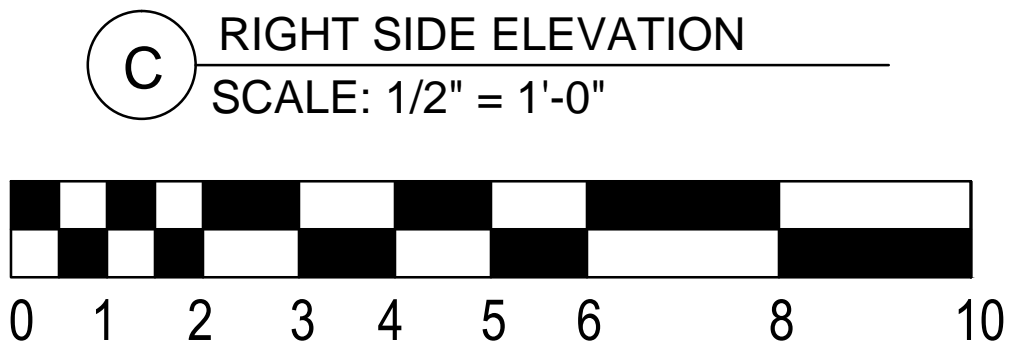
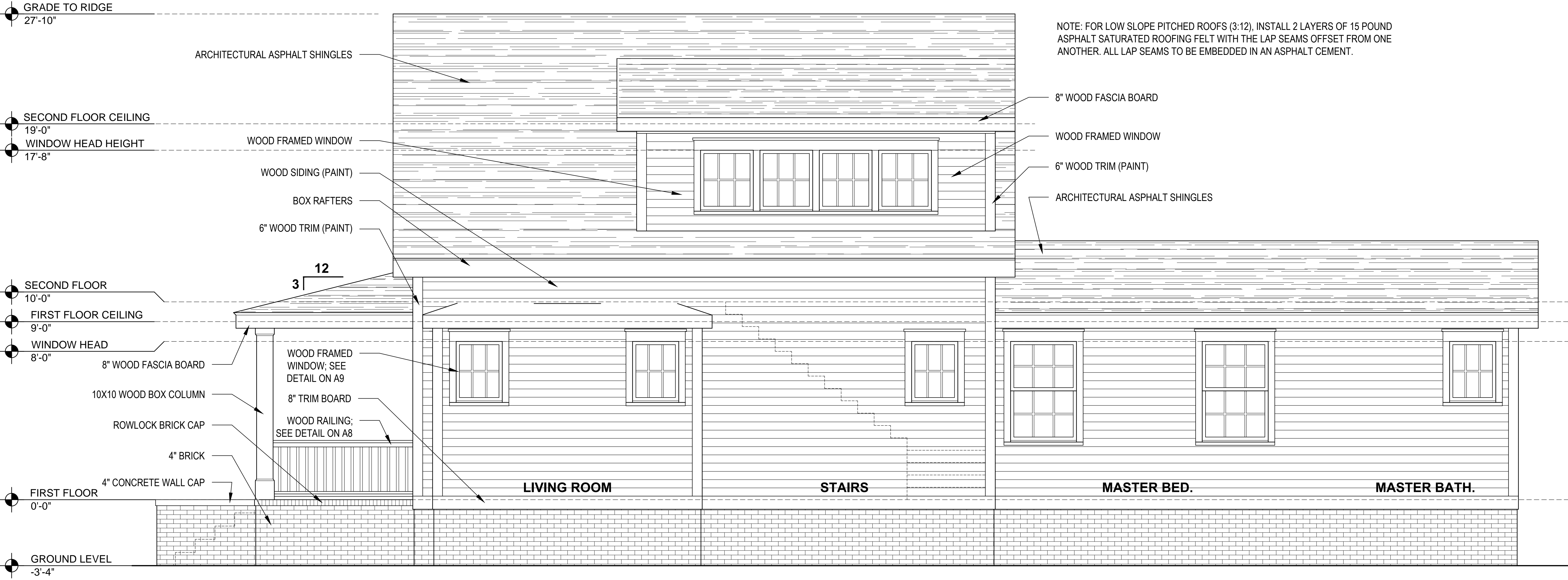


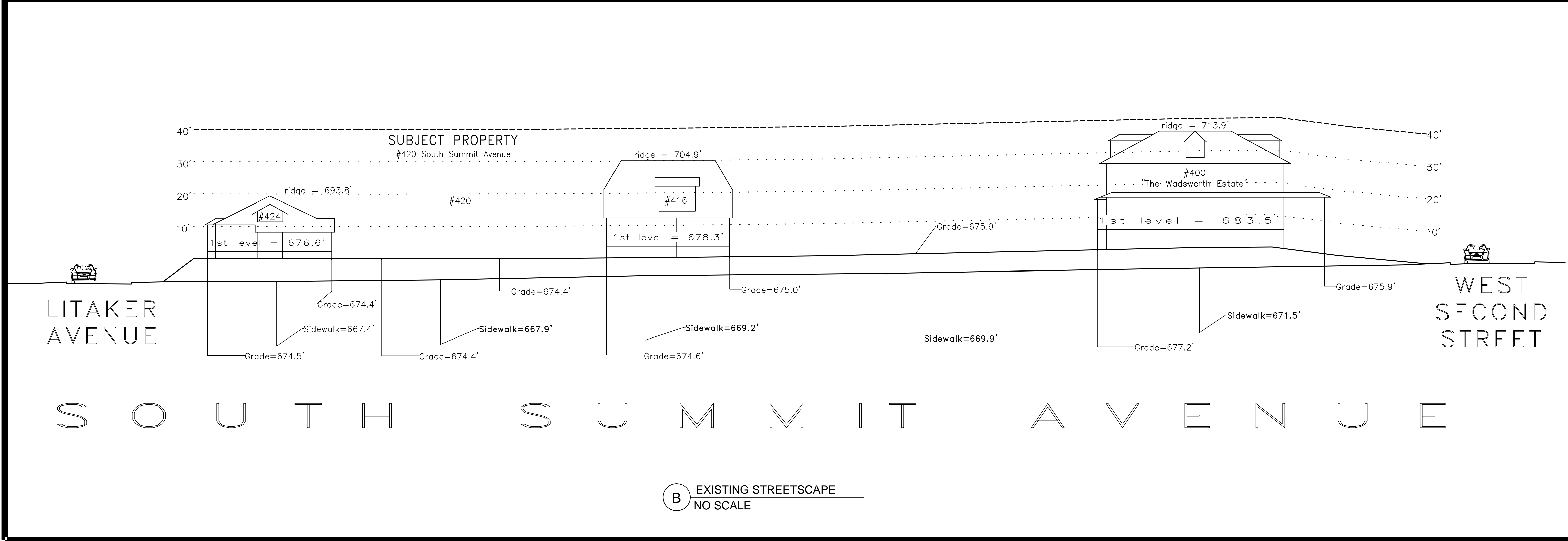
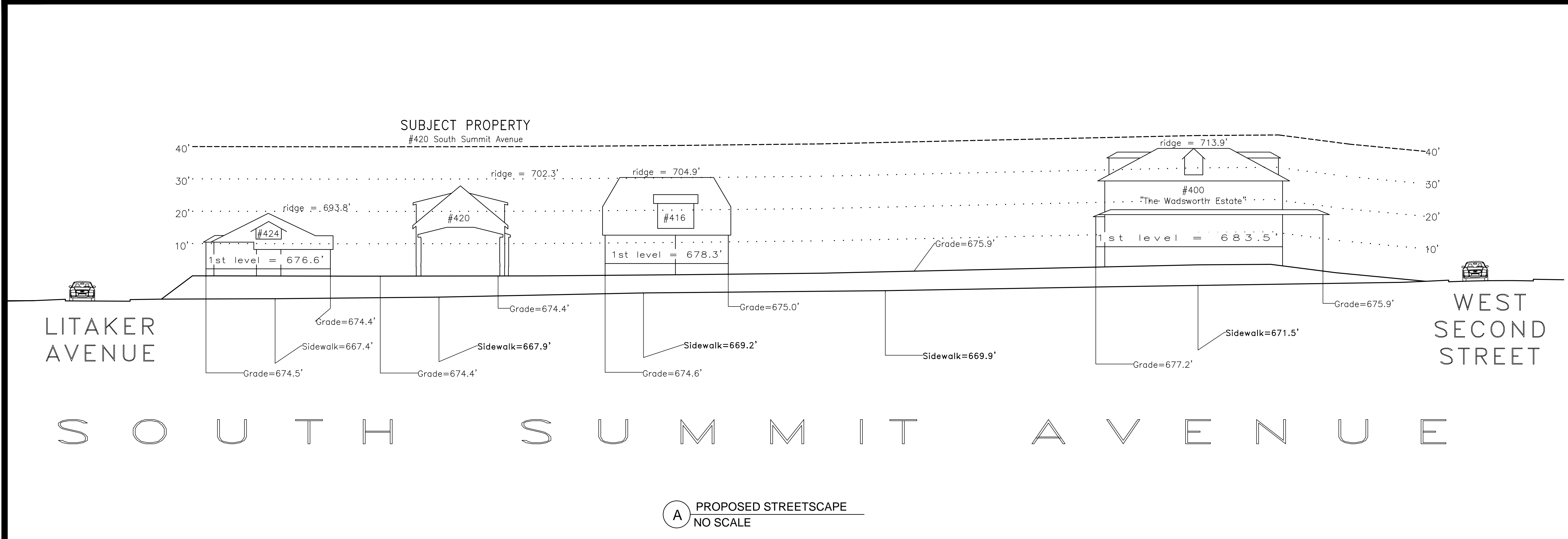
JUNE





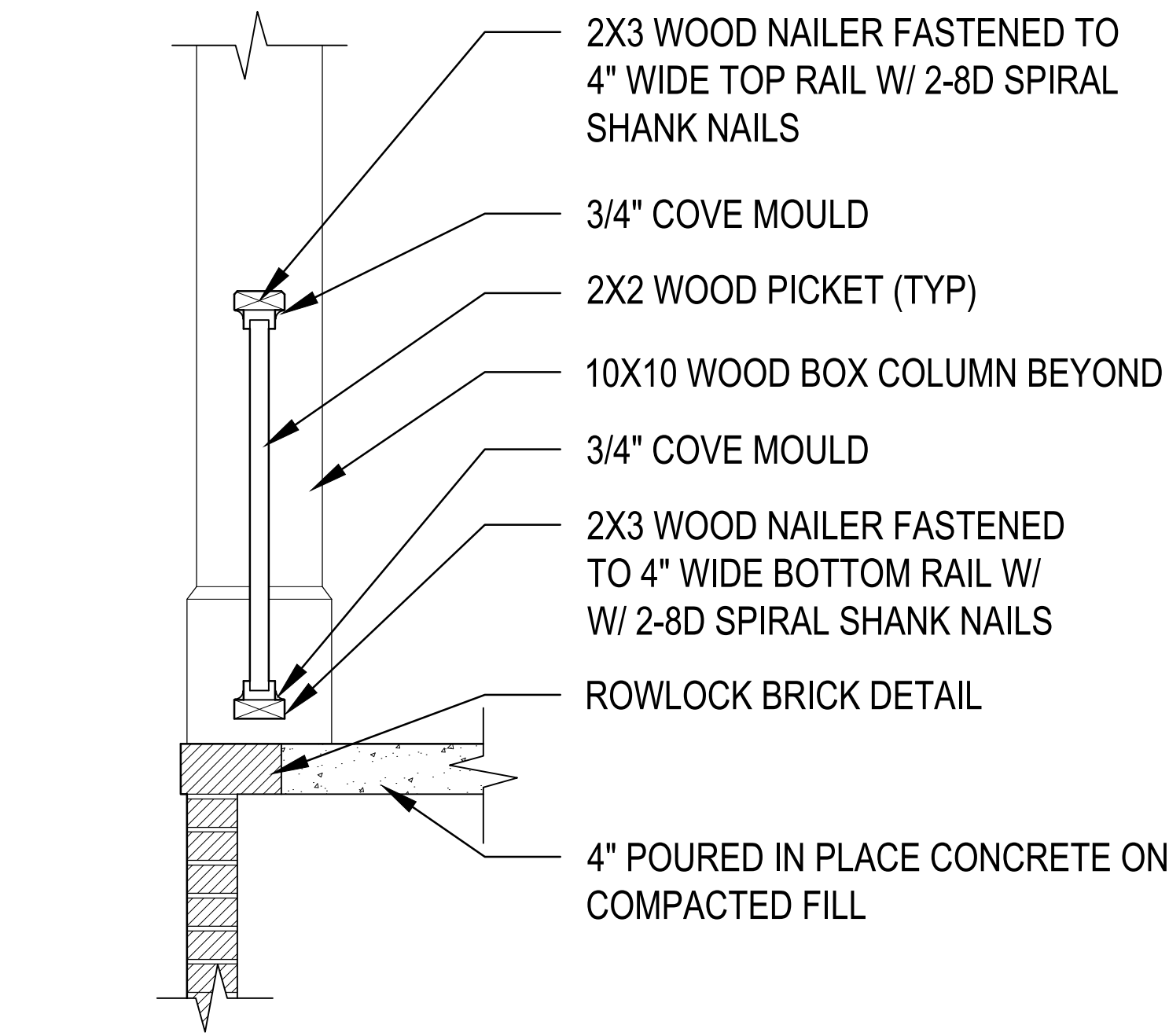
JULY



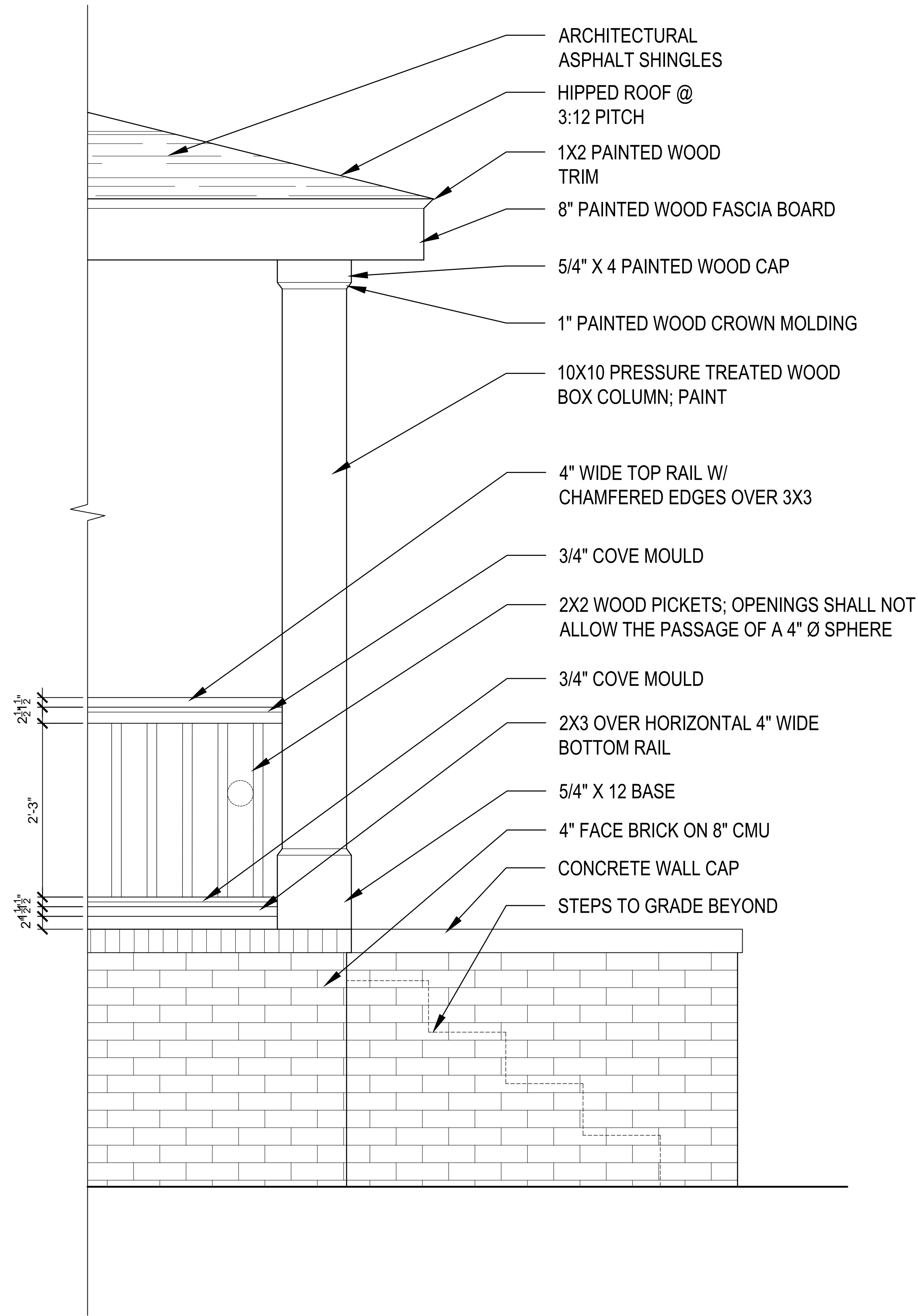
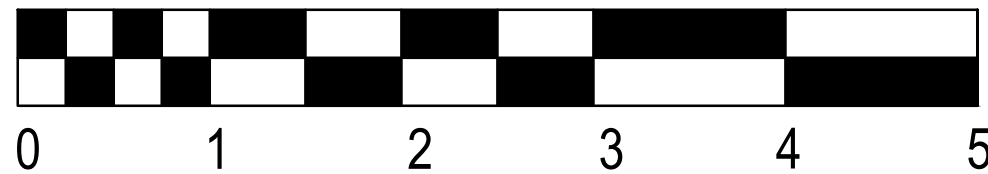




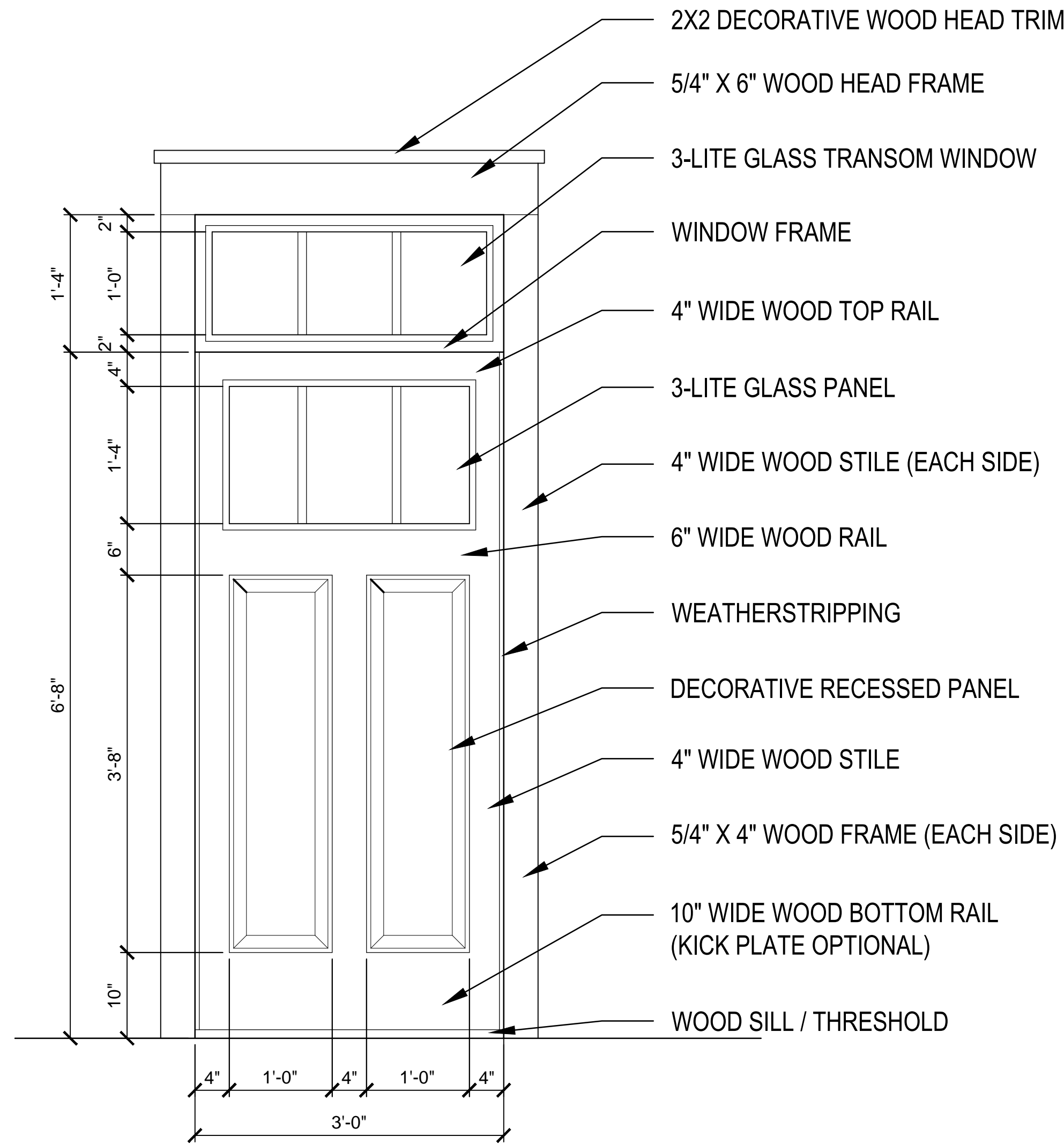
JULY



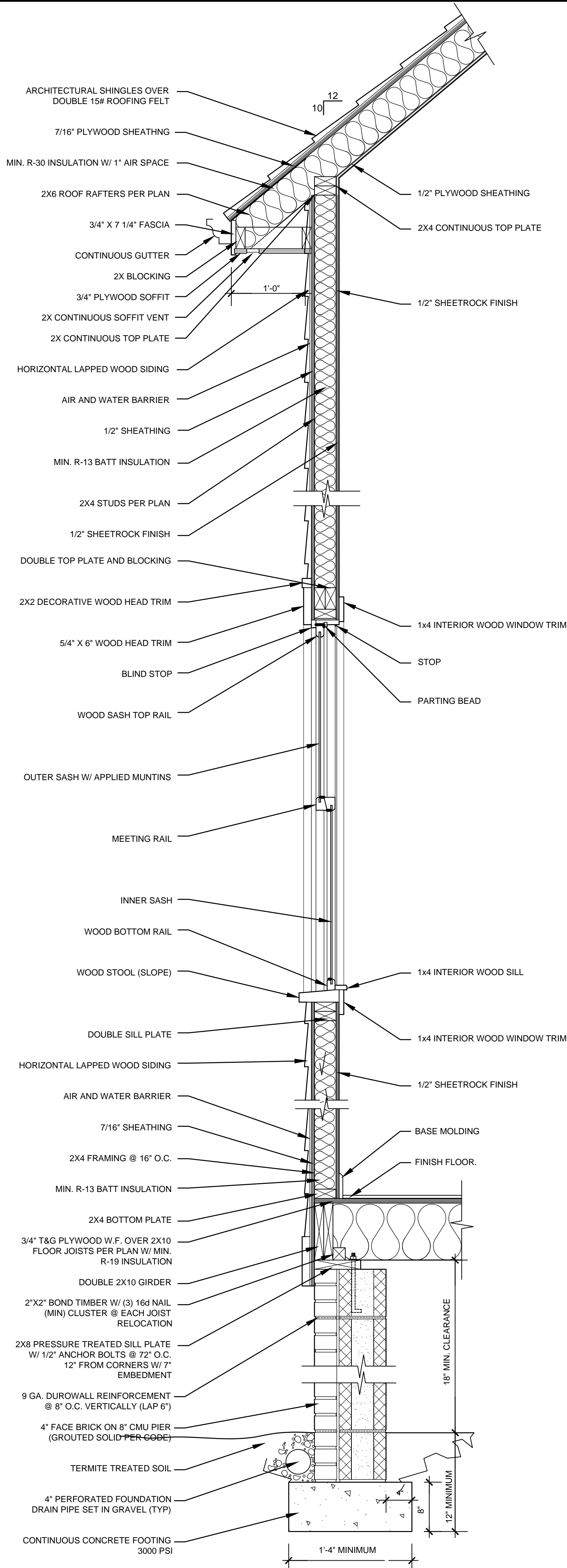
**B** RAILING DETAIL  
SCALE: 1" = 1'-0"



**A** PATIO DETAIL  
SCALE: 1" = 1'-0"



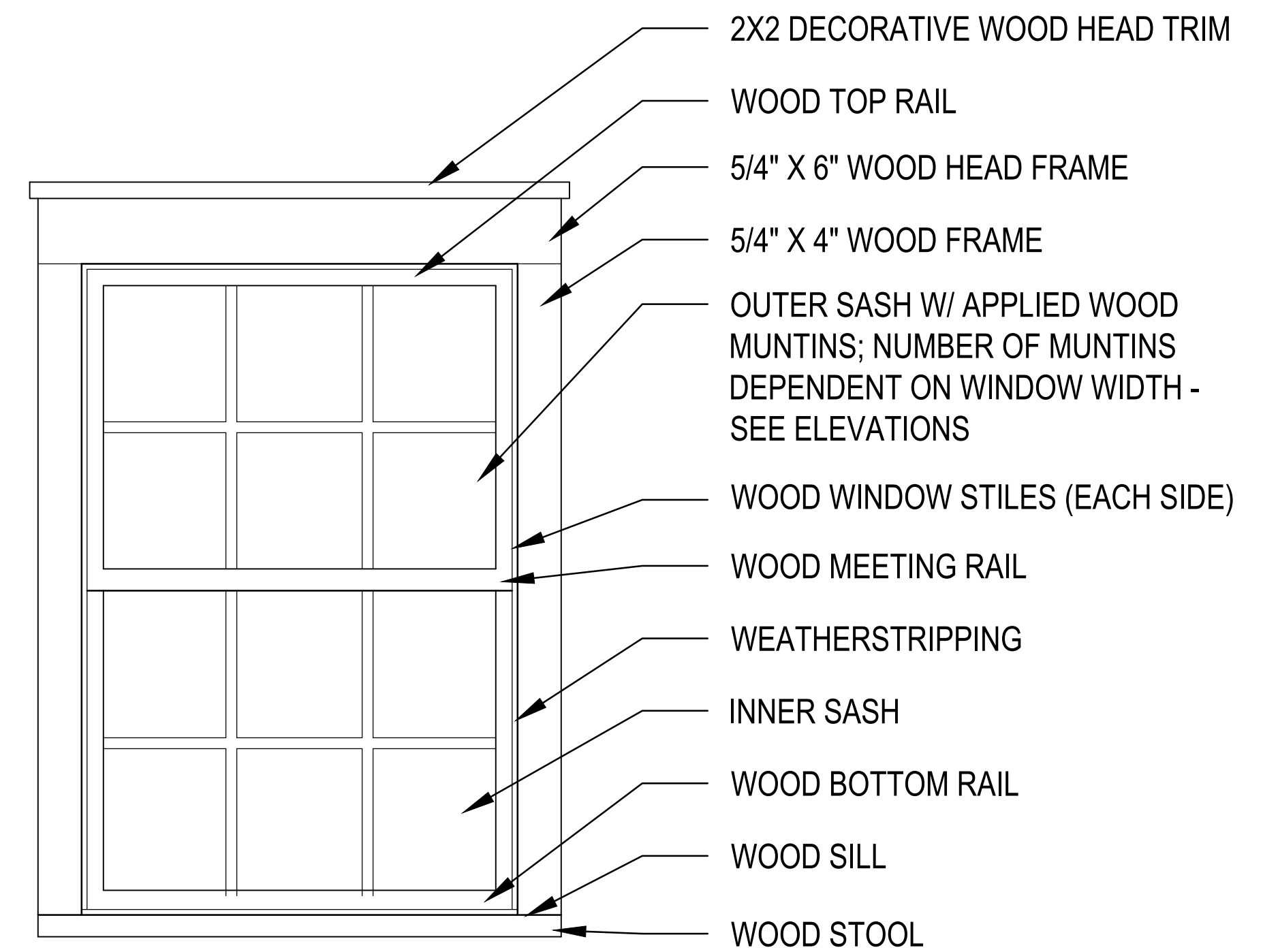
C FRONT DOOR DETAIL  
SCALE: 1" = 1'-0"



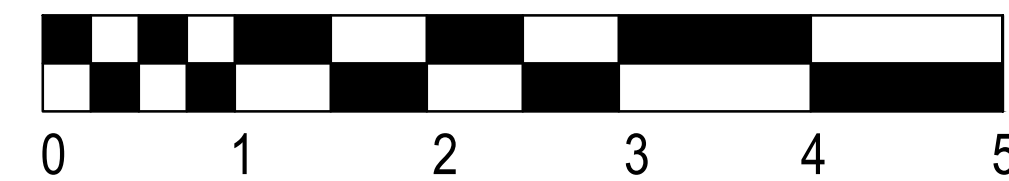
B DETAILED WALL SECTION  
SCALE: 1" = 1'-0"

NOTE:  
BOND PIER/CURTAIN WALL (STRUCTURAL TIES)  
MAX DISTANCE 16" VERTICAL W/ 8" BRICK  
MAX DISTANCE 24" HORIZONTAL W/ STRUCTURAL TIES

JULY

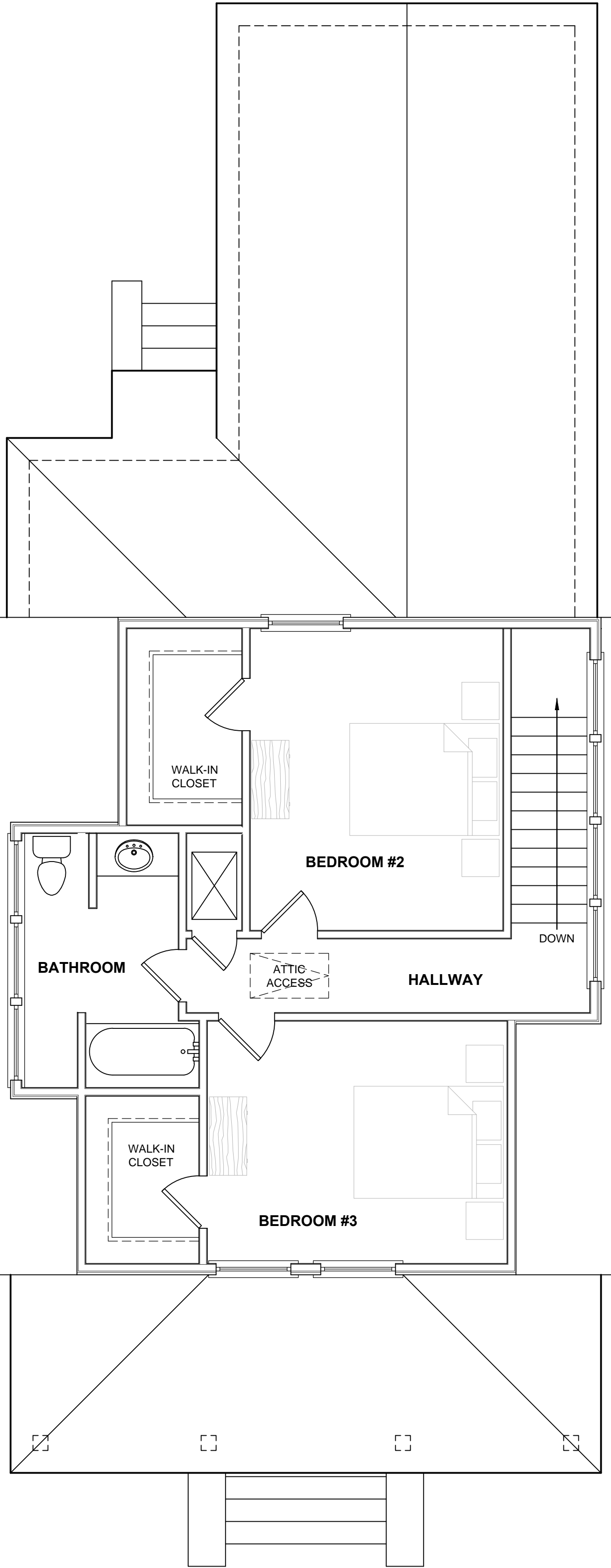


A TYPICAL WINDOW DETAIL  
SCALE: 1" = 1'-0"

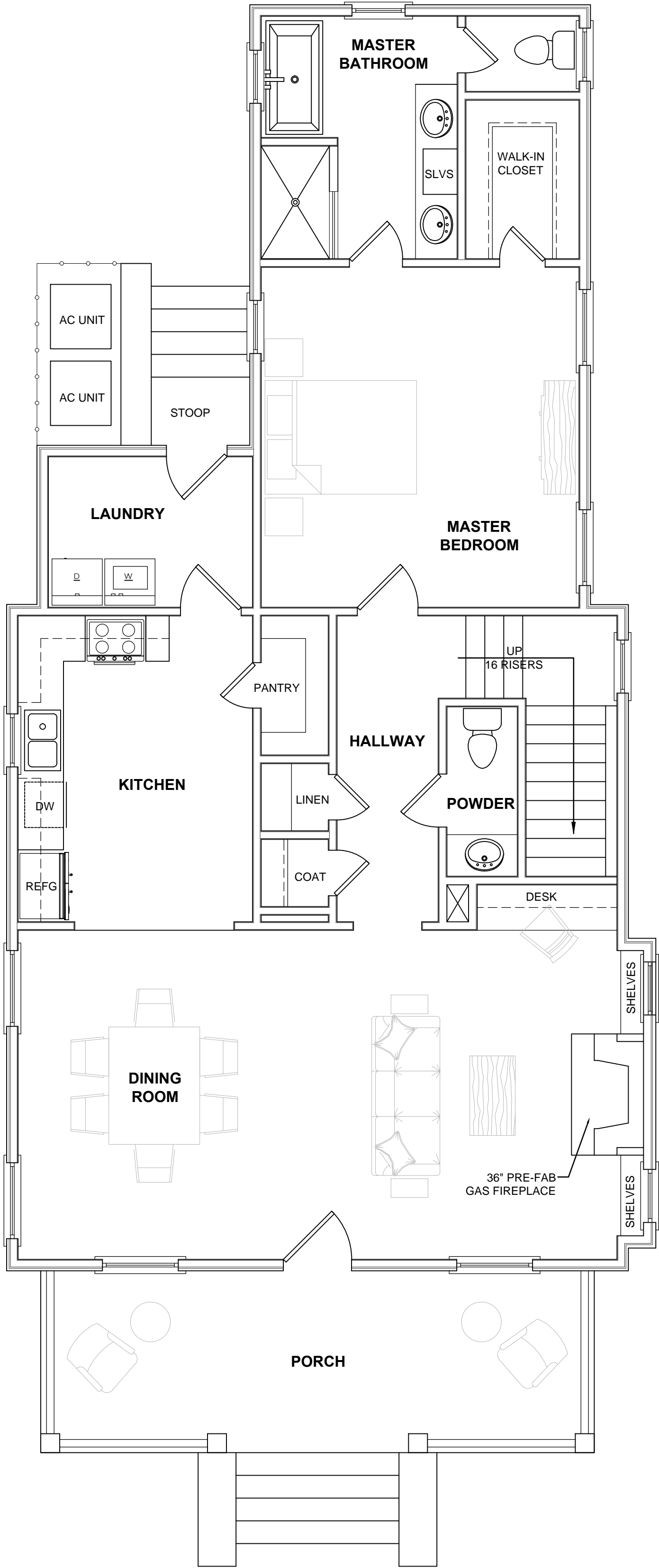




JULY



**B** SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
610 SF (HEATED)



**A** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
1240 SF (HEATED)  
190 SF (PORCH)

