Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Analysis	***Date: December 11, 2019***
HDCRMA 2019-00588	***PID# 07102331***

LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 612 South Summit Avenue

SUMMARY OF REQUEST: New Construction

APPLICANT/OWNER: Joshua Stewart / Johnatan Romero

The application was continued from November for the following items:

New Construction – Primary Structure

- *Additional notes and information on the drawings, i.e. roof pitch, materials, dimensions.*
- *Height, page 6.6, as relative to adjacent structures.*
- *Porches, 6.14, bracket details, beam-columns relationship, column proportions, front entry stairs and railing.*
- *Cornices and Trim, 6.11, trim and eave details.*
- *Massing, 6.5, rear roof pitch, coplanar dormer with the rear wall.*
- *Foundations, 6.9, the elevation of the foundation.*
- *Doors and Windows, 6.12 and 4.14, fenestration configuration on right elevation, information about the proposed windows.*

Rehabilitation – Accessory Structure

- *Windows, 4.14, should be repaired/restored.*
- *Provide detail on the garage doors and pedestrian door.*
- *If choose to repair windows then the garage doors and pedestrian door details may go to staff for approval.*
- *If choose to provide additional documentation about window condition to request. replacement, then the project will come back to the Commission for review.*

Details of Proposed Request

Existing Conditions

Known as the Gantt House, the main building is a 1-story bungalow, with Craftsman and Colonial Revival elements, constructed c. 1926 according to the National Register listing. A portico and porch combination shields two of the three facade bays of this small frame dwelling. One story high, it has a hipped roof crossed by clipped gables on the sides. The slightly off-center front entry has sidelights which coordinate with the 4/1 sash windows on the facade. The house is currently wrapped in vinyl siding. Adjacent structures are 1, 1.5, and 2 story single family homes. The lot size is 50' x 197.5'. House height is 22.8'. Demolition was approved with a 365-day delay on February 13, 2019 (HDC 2019-00039).

Proposal

The proposal is new construction of a single-family structure and the rehabilitation of the existing accessory building.

The new single-family structure will be sited in approximately the same location as the current house. The front porch begins at approximately 38' and the existing house front porch begins at 39.4'. The proposed height of the new structure is 26'-10 7/16". Proposed materials include Hardie Artisan siding, wood trim, and aluminum clad windows.

An existing two-story accessory structure is proposed for rehabilitation. Work includes removal of the dilapidated entrance stair and replacement with a new stair that meets code requirements. Replacing all double-hung wood windows with new single-hung aluminum clad windows. Removal of the vinyl/aluminum wrap and original siding and trim beneath wrap. Installing new Hardie Artisan siding and wood trim. Reconfiguring the garage door locations.

Revised Proposal – December 11
New Construction

- Ridge height 26'-6 7/16"
- Roof pitches labeled
- Revised elevation drawings include re-designed rear dormer
- Beam-column detail provided

Accessory Building

- Windows to be repaired and revised project drawings to be submitted to staff for review.

Policy & Design Guidelines for New Construction, page 6.1

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

Staff has the following concerns with the proposal:

New Construction:

1. Height and foundation
2. Cornices, trim, and eave materials and dimensions need to be noted (ex: corner board trim dimensions, cedar siding thickness, soffit/fascia, window/door trim material)
    a. Bracket detail – provide accurate drawing.
3. Confirm wood shakes will be individually applied and not pre-fabricated panels of shake.
4. Porches:
    a. Front railing height/relationship between rail height and windows. Consider historic height rail with addition of a booster rail to meet code.
    b. Missing a front porch handrail down front steps as required to meet code.
5. Doors and Windows:
    a. Fenestration on right elevation.
    b. Are proposed windows single-hung or double-hung?
    c. Window muntin size.
    d. Trim around rear entry door appears to be picture frame.

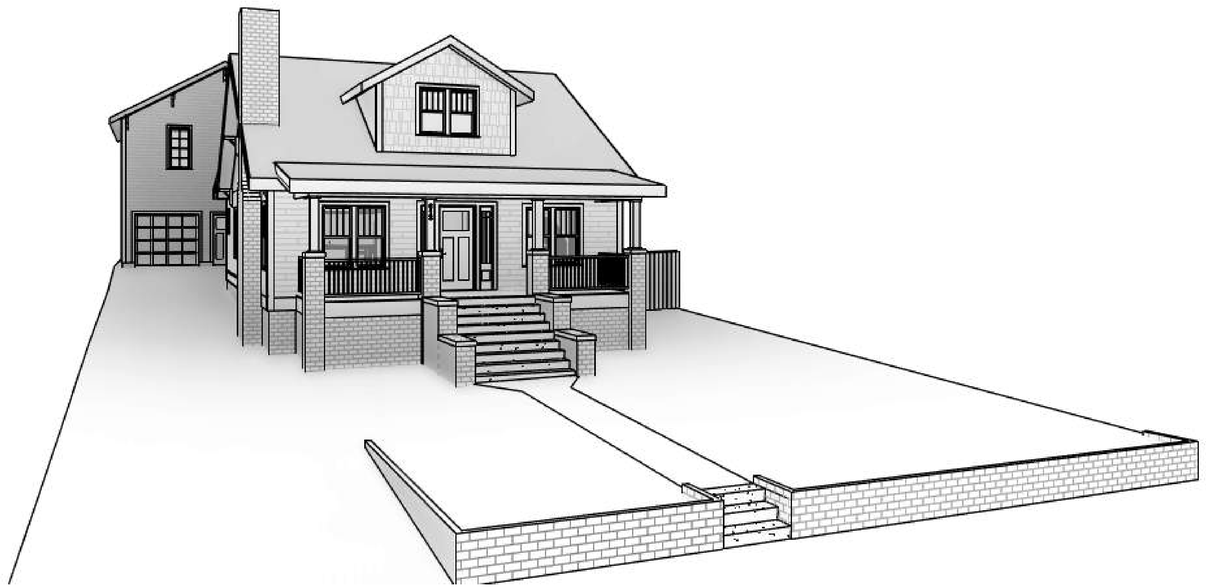
HDCRMA 2019-00588

PID: 07102331

LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS

PROPOSED PROJECT: NEW CONSTRUCTION

December Meeting 2019



Romero Bungalow

Romero Family

612 S Summit Ave

Historic District Commission Presentation
(Continued)

2 Dec 2019

JDS DESIGN STUDIO

Joshua D Stewart | *Residential Designer* 1110 N Juniper Ave | Kannapolis, NC | 28081 (704) 406 - 7463 joshua@jdsdesignstudio.com

Project # 1903

612 S Summit Ave

Existing Conditions

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Joshua D Stewart | *Residential Designer*

620 S SUMMIT AVE

616 S SUMMIT AVE

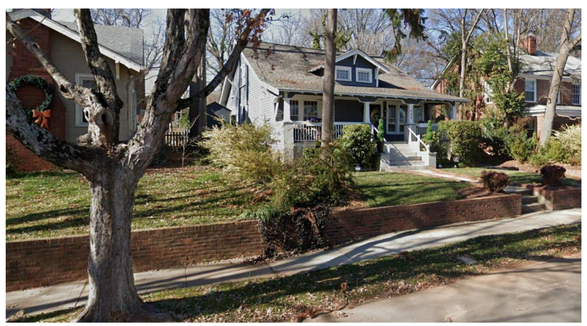
SUBJECT PROPERTY

608 S SUMMIT AVE

609 S SUMMIT AVE

615 S SUMMIT AVE

617 S SUMMIT AVE



528 S SUMMIT AVE

612 S Summit Ave

Context/Adjacent Structures

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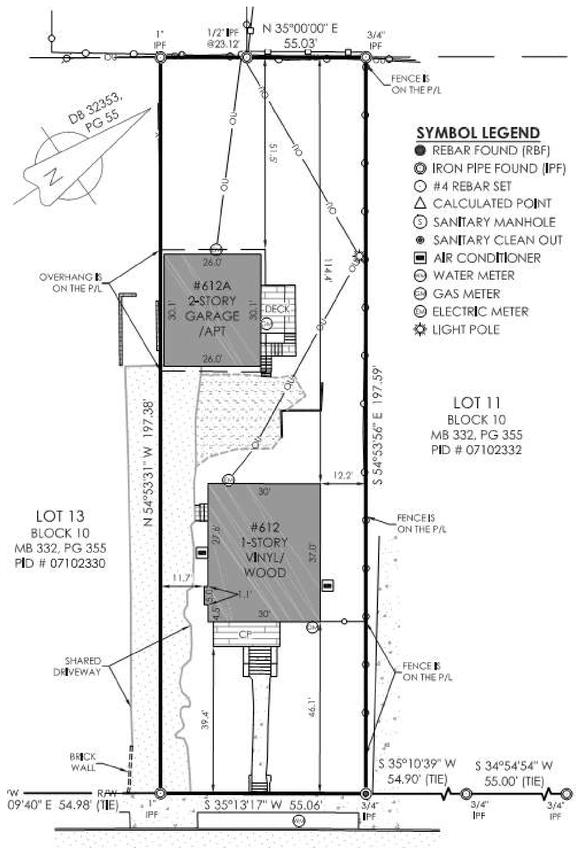
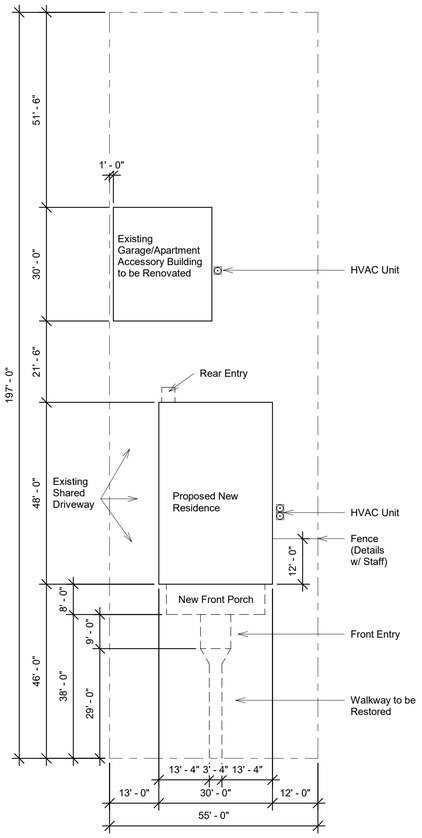
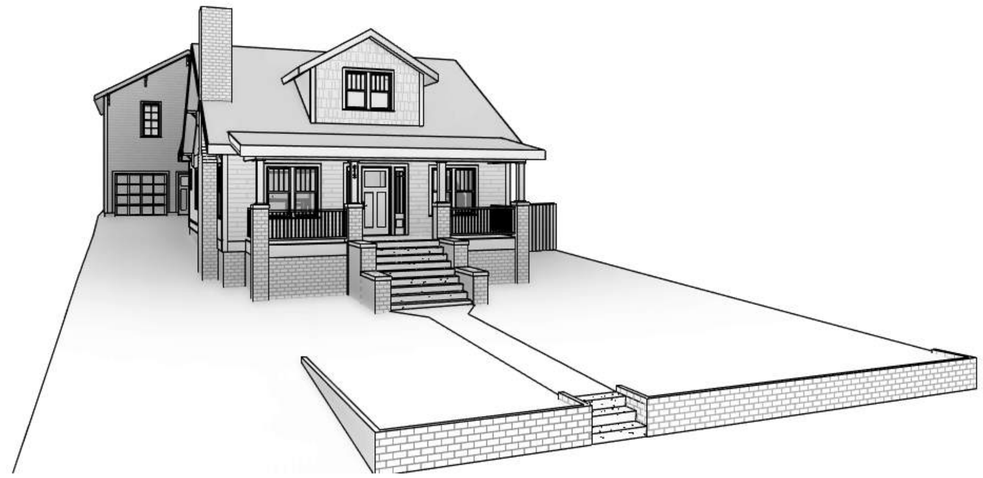


EXISTING SITE PLAN



PROPOSED NEW SITE PLAN



PROPOSED NEW HOME

612 S Summit Ave

Site Plan

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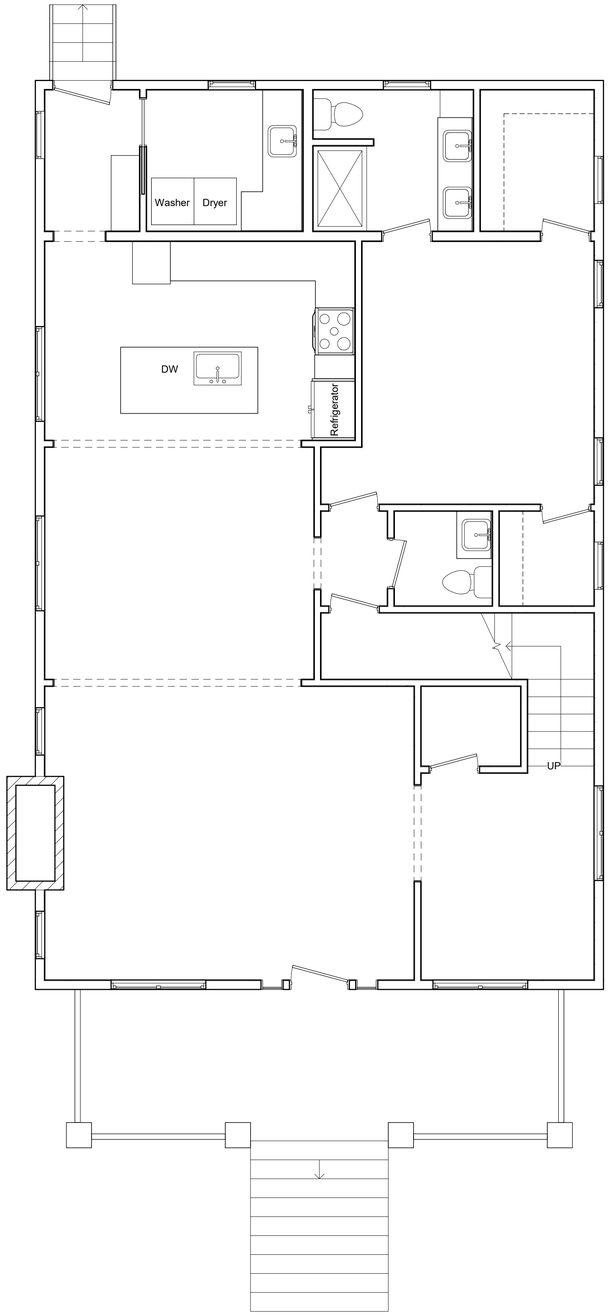
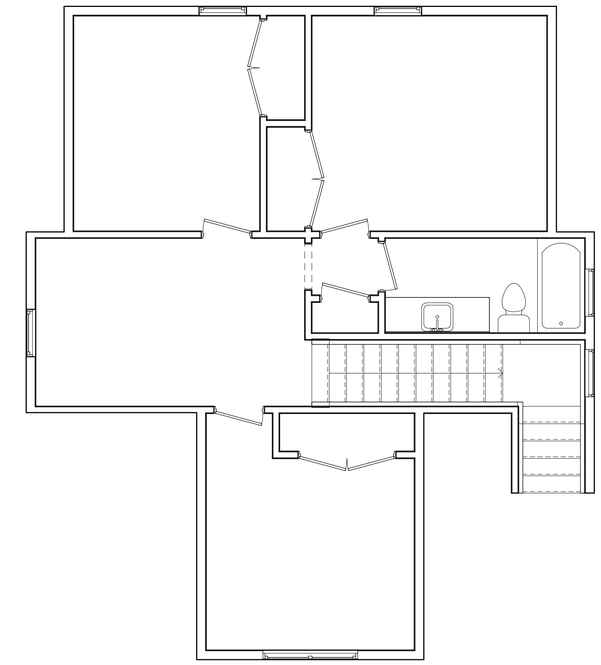
Joshua D Stewart | *Residential Designer*





612 S Summit Ave

Floor Plans

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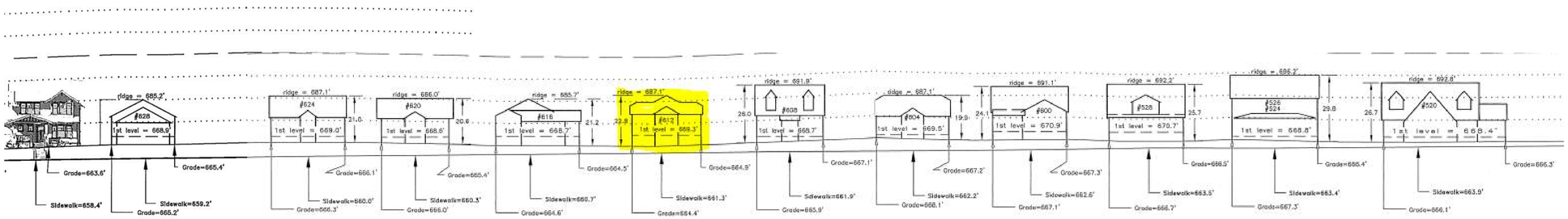
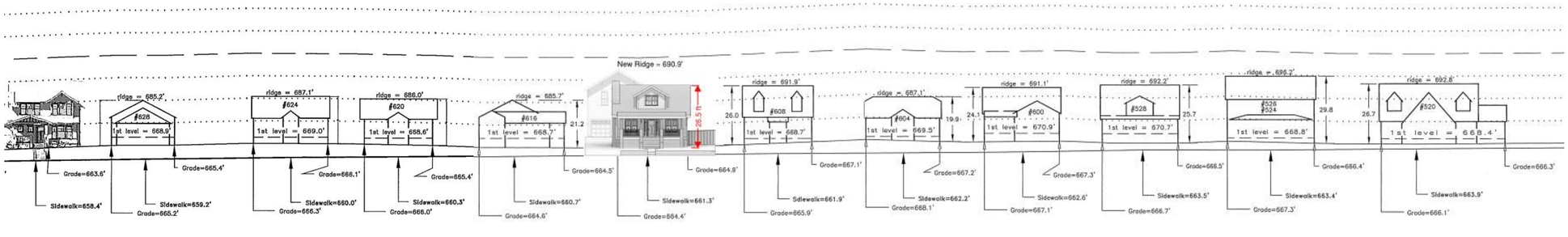
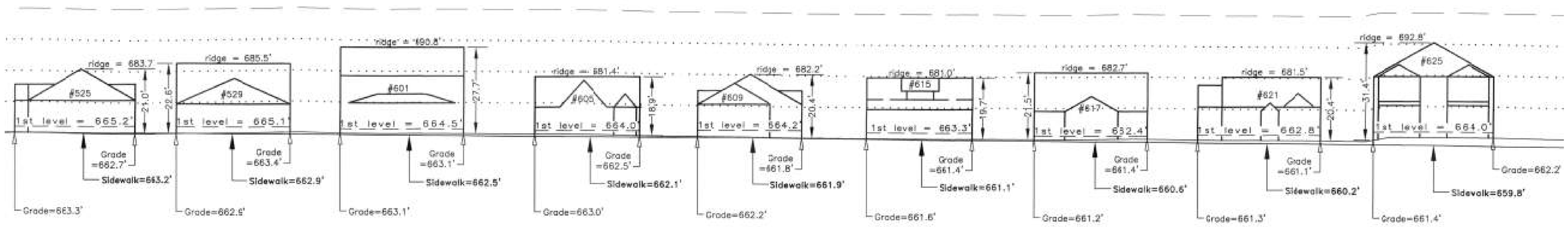


EXISTING STREET ELEVATION HEIGHTS



PROPOSED NEW STREET ELEVATION HEIGHT



OPPOSITE STREET ELEVATION HEIGHT

612 S Summit Ave

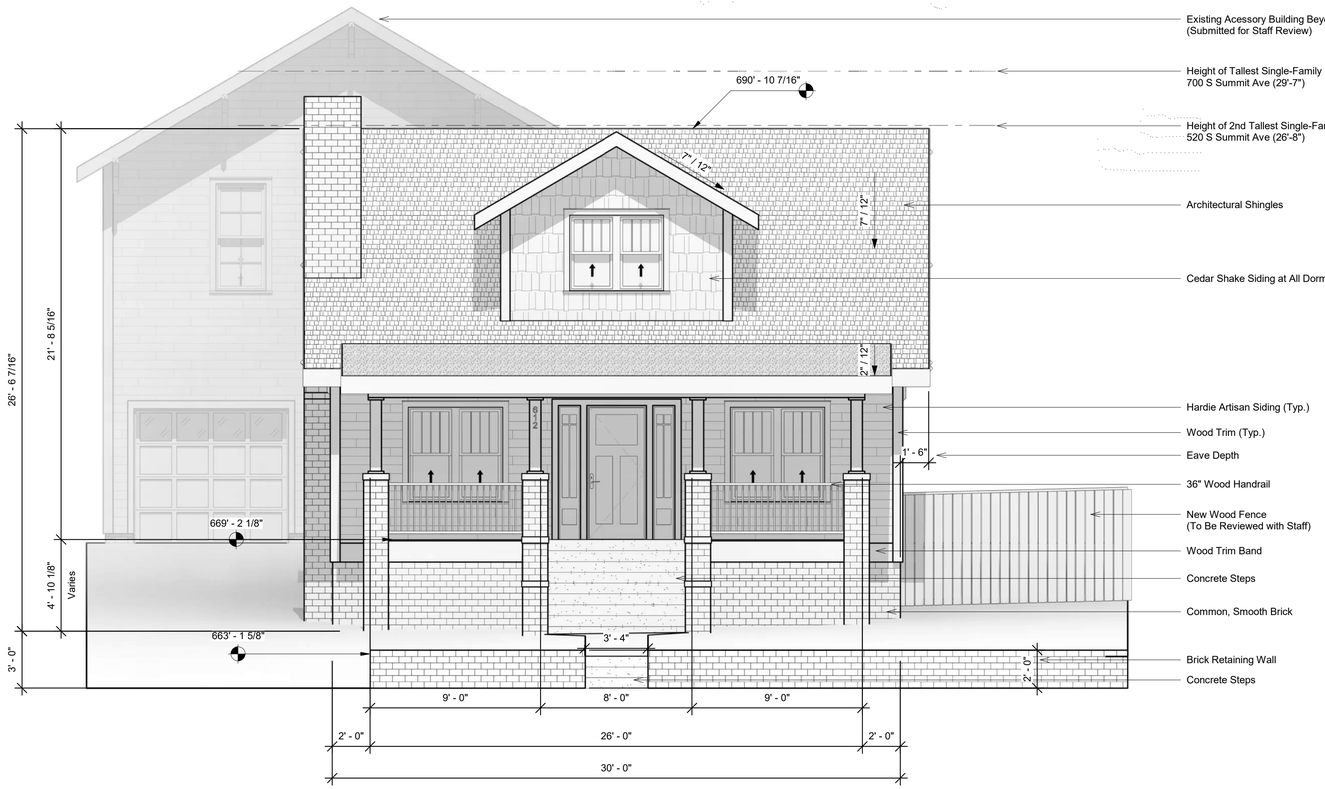
Streetscape Elevations

JDS DESIGN STUDIO

Joshua D Stewart | *Residential Designer*

Typical Exterior Material Notes:

- Brick Foundation, Columns and Chimney to be Modular Brick Veneer. Color to be selected by Owner and Designer.
- Lap Siding to be 5/8" Thick Fiber Cement Hardie Artisan with 6" Exposure. Color to be selected by Owner and Designer.
- Cedar Shingle Siding to be Painted or Stained. Color to be selected by Owner and Designer.
- Wood Trim to be No. 1 or Better SYP, Cypress or Cedar. Color to be selected by Owner and Designer.
- Front Porch Floor to be 4" Wood T&G. Color to be selected by Owner and Designer.
- Roof Shingles to be GAF Timberline Architectural Shingle, or Equivalent.



612 S Summit Ave

Front Elevation

JDS DESIGN STUDIO

Joshua D Stewart | *Residential Designer*

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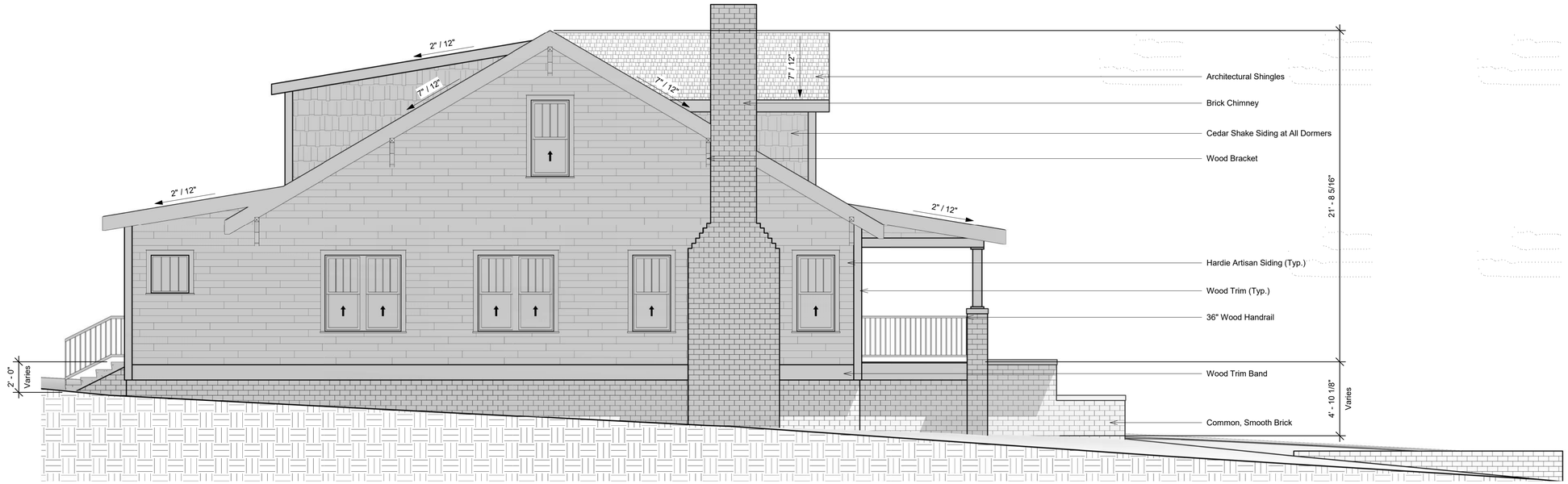
- Cedar Shingle Siding to be Painted or Stained. Color to be selected by Owner and Designer.
- Wood Trim to be No. 1 or Better SYP, Cypress or Cedar. Color to be selected by Owner and Designer.
- Front Porch Floor to be 4" Wood T&G. Color to be selected by Owner and Designer.
- Roof Shingles to be GAF Timberline Architectural Shingle, or Equivalent.



612 S Summit Ave

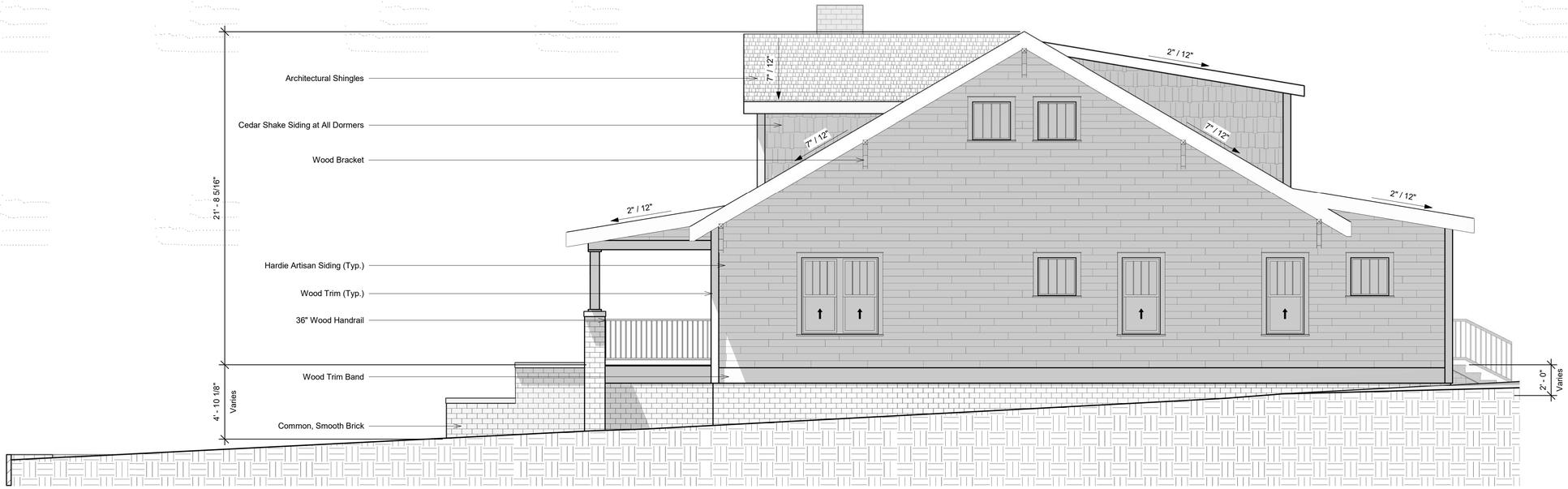
Left Elevation

JDS DESIGN STUDIO

Joshua D Stewart | *Residential Designer*

Typical Exterior Material Notes:

- Brick Foundation, Columns and Chimney to be Modular Brick Veneer. Color to be selected by Owner and Designer.
- Lap Siding to be 5/8" Thick Fiber Cement Hardie Artisan with 6" Exposure. Color to be selected by Owner and Designer.
- Cedar Shingle Siding to be Painted or Stained. Color to be selected by Owner and Designer.
- Wood Trim to be No. 1 or Better SYP, Cypress or Cedar. Color to be selected by Owner and Designer.
- Front Porch Floor to be 4" Wood T&G. Color to be selected by Owner and Designer.
- Roof Shingles to be GAF Timberline Architectural Shingle, or Equivalent.



612 S Summit Ave

Right Elevation

JDS DESIGN STUDIO

Joshua D Stewart | *Residential Designer*

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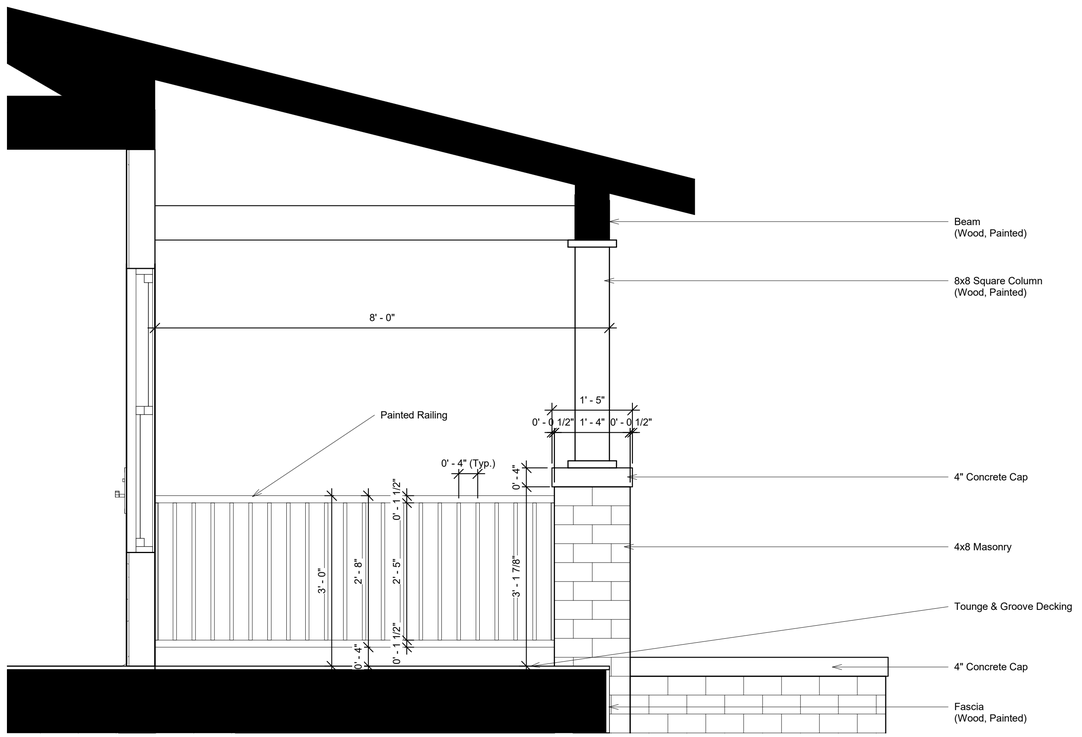
- Brick Foundation, Columns and Chimney to be Modular Brick Veneer. Color to be selected by Owner and Designer.
- Lap Siding to be 5/8" Thick Fiber Cement Hardie Artisan with 6" Exposure. Color to be selected by Owner and Designer.
- Cedar Shingle Siding to be Painted or Stained. Color to be selected by Owner and Designer.
- Wood Trim to be No. 1 or Better SYP, Cypress or Cedar. Color to be selected by Owner and Designer.
- Front Porch Floor to be 4" Wood T&G. Color to be selected by Owner and Designer.
- Roof Shingles to be GAF Timberline Architectural Shingle, or Equivalent.

612 S Summit Ave

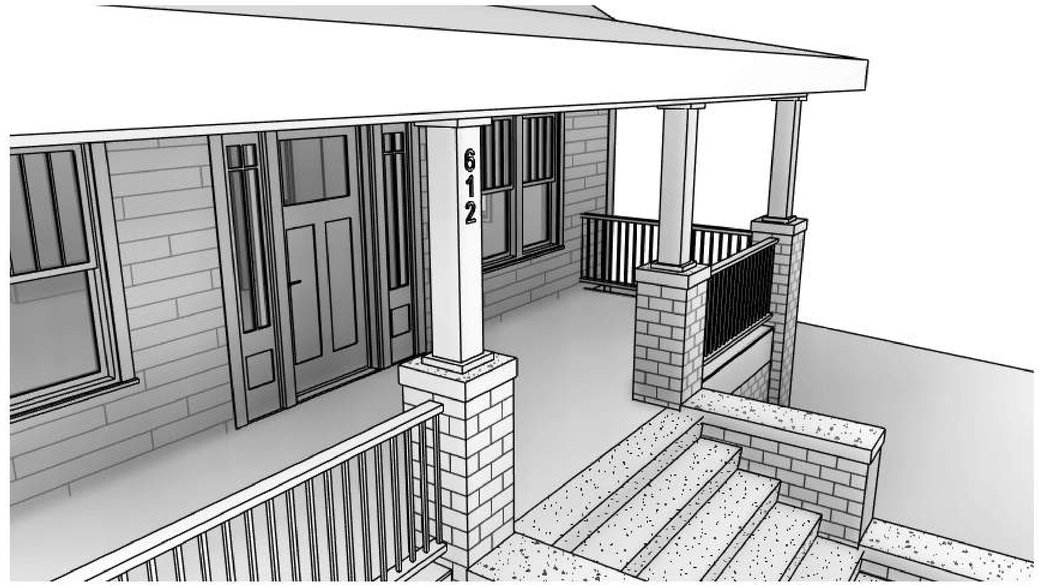
Rear Elevation

JDS DESIGN STUDIO

Joshua D Stewart | *Residential Designer*



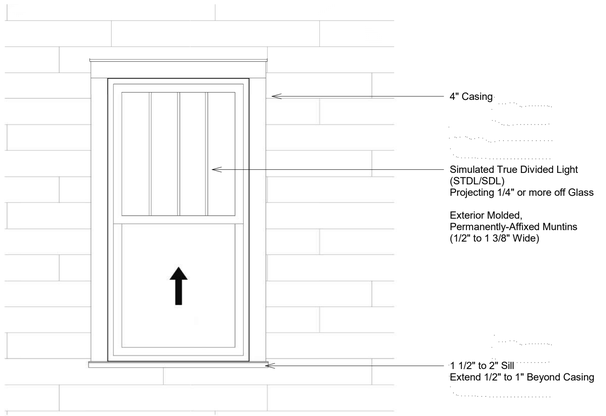
1 Porch Section
3/4" = 1'-0"



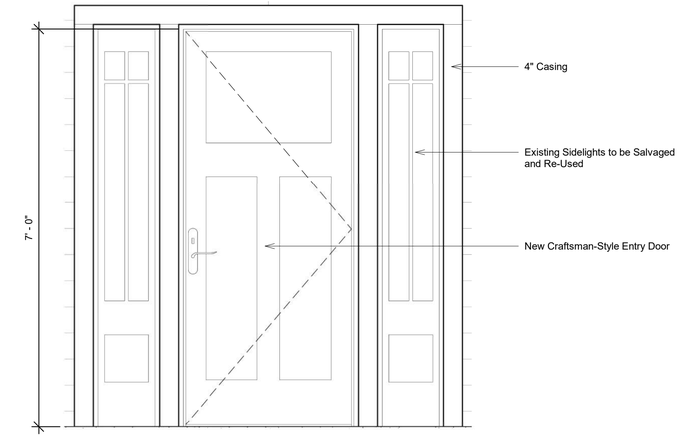
612 S Summit Ave

Architectural Details

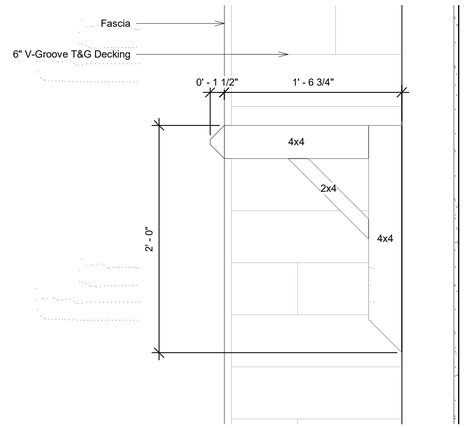
JDS DESIGN STUDIO
Joshua D Stewart | *Residential Designer*



1 Typical Window Exterior Trim Detail
3/4" = 1'-0"



2 Typical Door Exterior Trim Detail
3/4" = 1'-0"



3 Bracket Detail
1 1/2" = 1'-0"

Notes:

- Windows to be Jeld Wen Siteline EX Wood Windows or Equivalent. Window Muntins to be Permanently Affixed to Exterior and Interior of Glass with Internal Spacer Bar Between Glass.
- Front Door to be Wood. Color to be selected by Owner and Designer.
- Front Door Sidelights to be Salvaged and Reused from Former House.

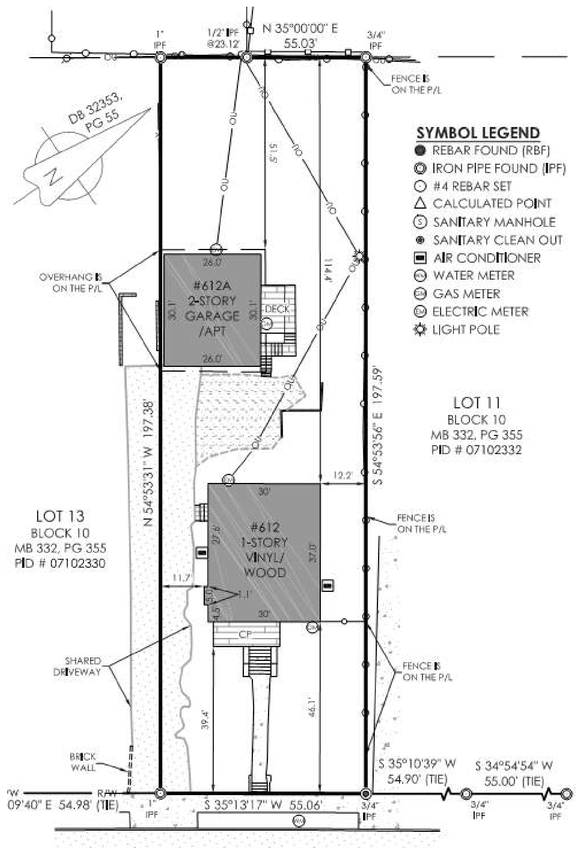
Existing Roof Bracket on Accessory Building

612 S Summit Ave

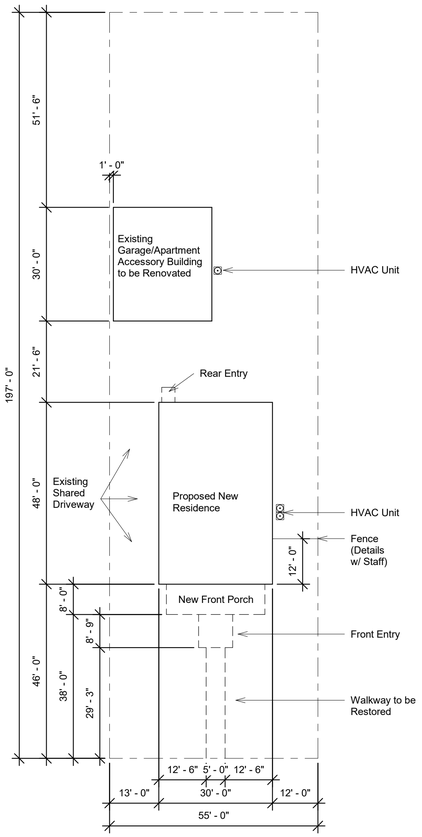
Architectural Details

JDS DESIGN STUDIO
Joshua D Stewart | *Residential Designer*

November Presentation



EXISTING SITE PLAN



PROPOSED NEW SITE PLAN

PROPOSED NEW HOME

612 S Summit Ave

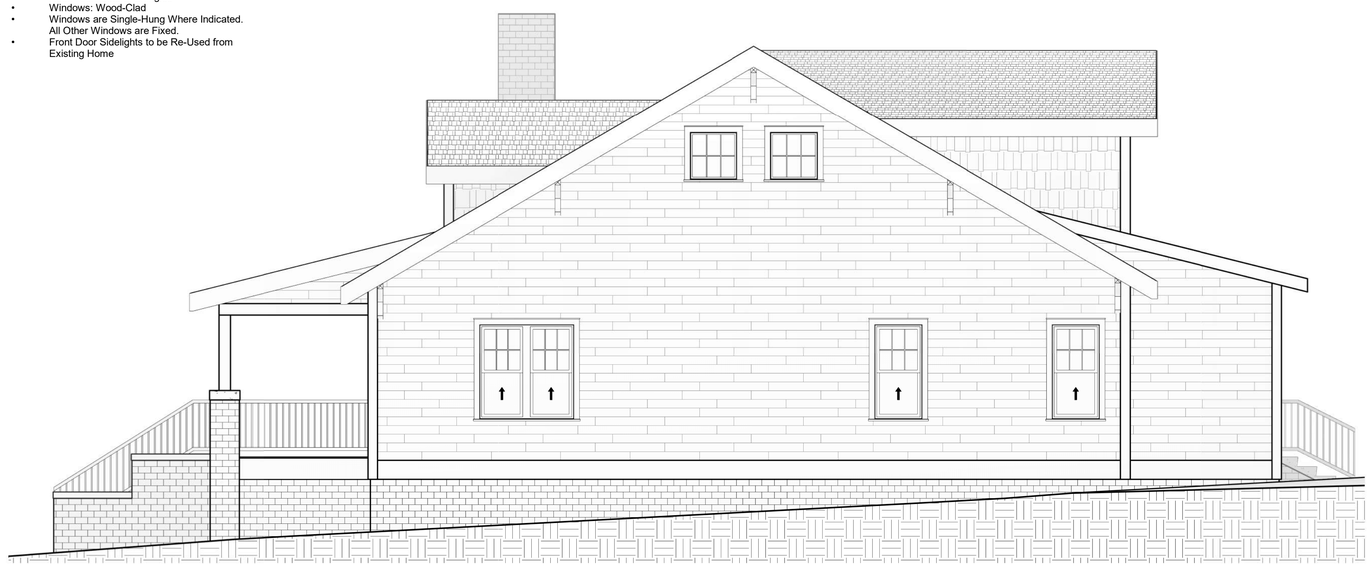
Site Plan

JDS DESIGN STUDIO

Joshua D Stewart | *Residential Designer*

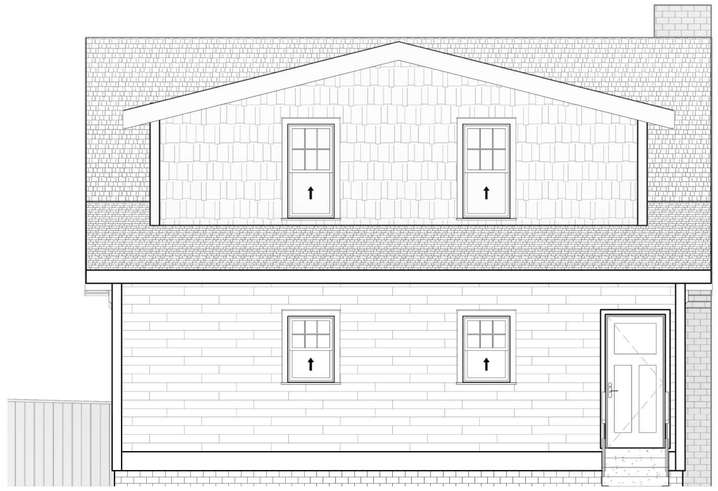
1 Front Elevation
1/4" = 1'-0"

EXTERIOR NOTES & FINISHES
- Siding: Hardie Artisan & Wood Shake
- Trim: Wood
- Masonry: Common, Smooth Brick
- Roof: Architectural Shingles
- Windows: Wood-Clad
- Windows are Single-Hung Where Indicated. All Other Windows are Fixed.
- Front Door Sidelights to be Re-Used from Existing Home



2 Right Elevation
1/4" = 1'-0"

3 Left Elevation
1/4" = 1'-0"



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

612 S Summit Ave

Elevations

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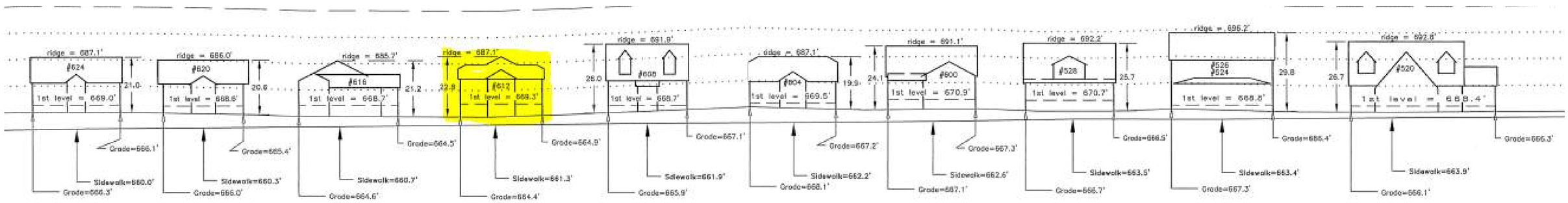
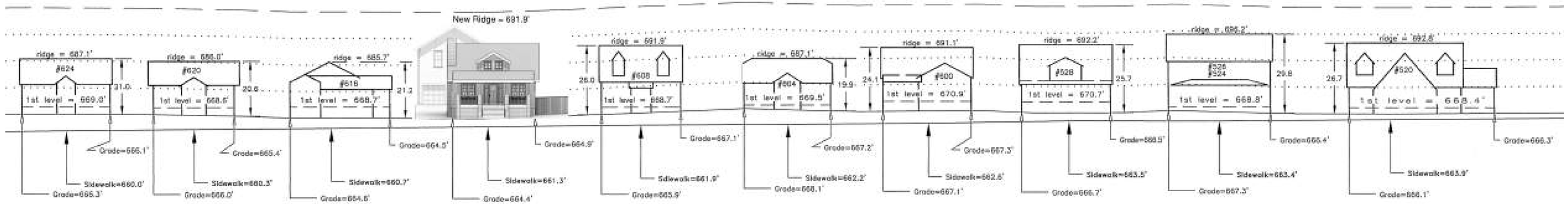
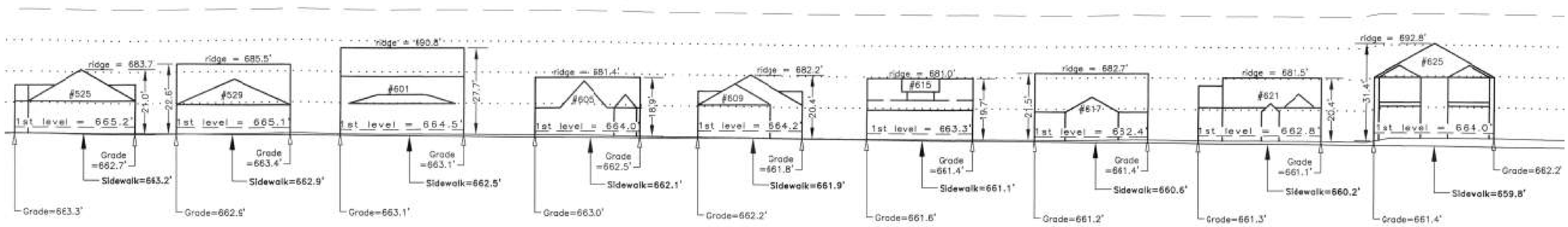


EXISTING STREET ELEVATION HEIGHTS



PROPOSED NEW STREET ELEVATION HEIGHT



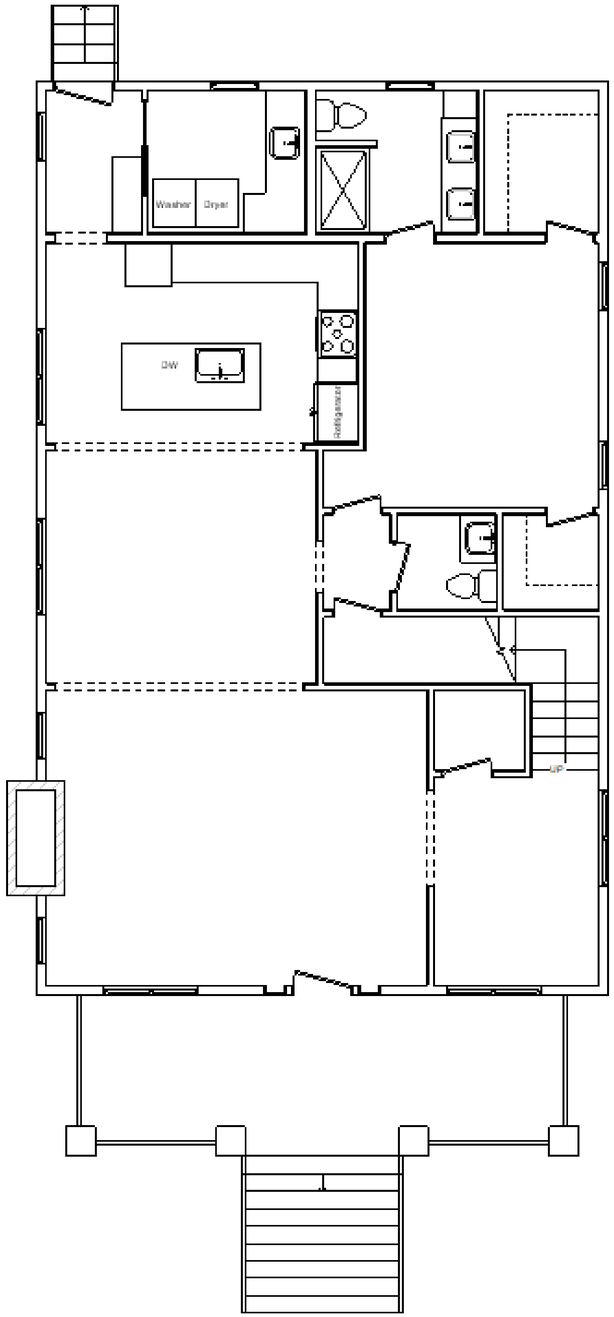
OPPOSITE STREET ELEVATION HEIGHT

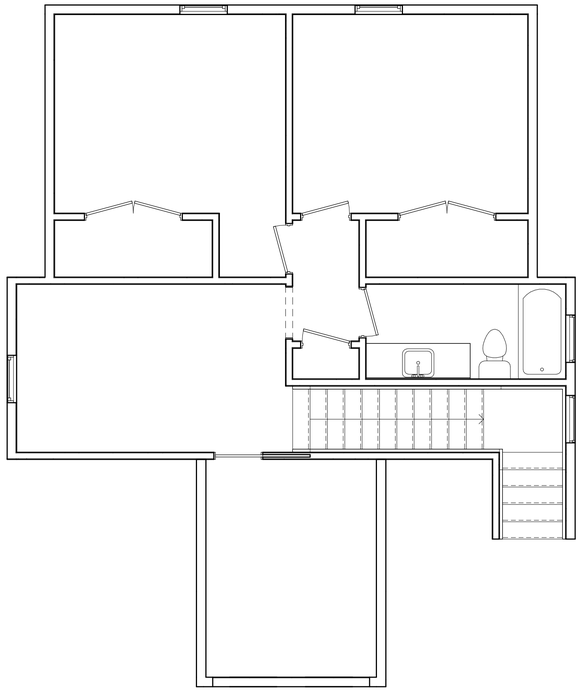
612 S Summit Ave

Streetscape Elevations

JDS DESIGN STUDIO

Joshua D Stewart | *Residential Designer*





612 S Summit Ave

Floor Plans

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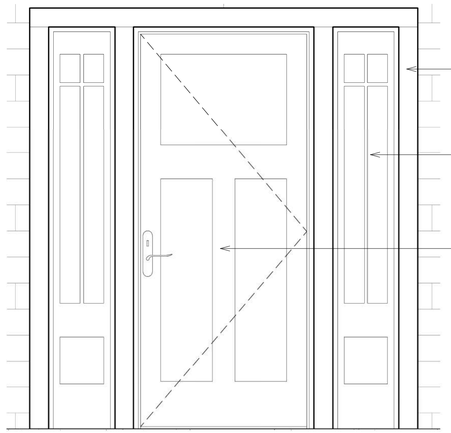
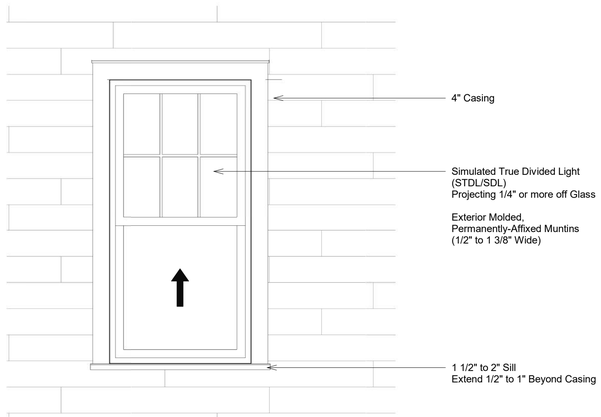
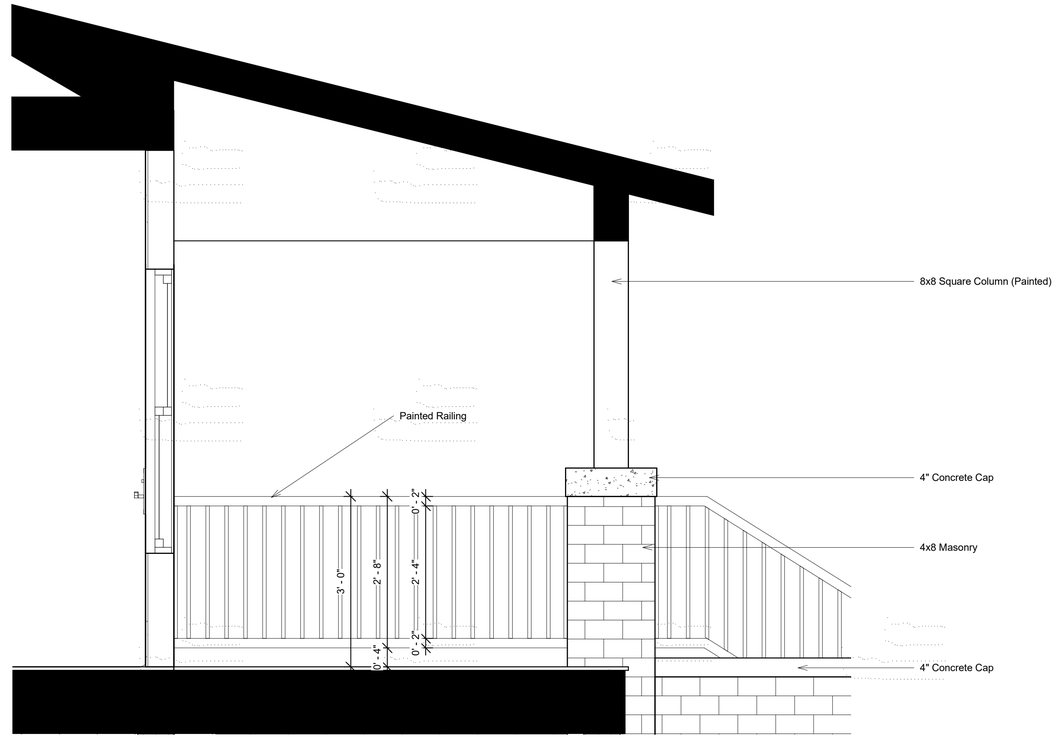
Joshua D Stewart | *Residential Designer*



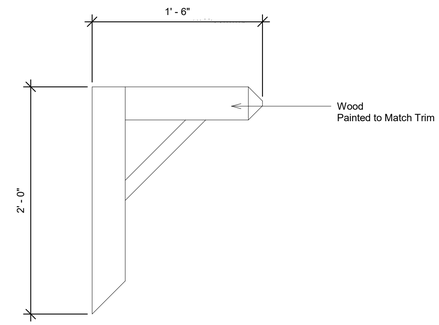
1 Typical Door Exterior Trim Detail
3/4" = 1'-0"



2 Typical Window Exterior Trim Detail
3/4" = 1'-0"



3 Porch Section
3/4" = 1'-0"



4 Bracket Detail
1 1/2" = 1'-0"

612 S Summit Ave

Architectural Details

JDS DESIGN STUDIO
Joshua D Stewart | *Residential Designer*

EXTERIOR FINISHES
- Siding: Hardie Artisan & Wood Shake
- Trim: Wood
- Masonry: Common, Smooth Brick
- Roof: Architectural Shingles

NOTES:

1) DIMENSIONS REFERENCE FACE OF STUD OR CMU BLOCK AND FINISHED OR JAMB OPENING.

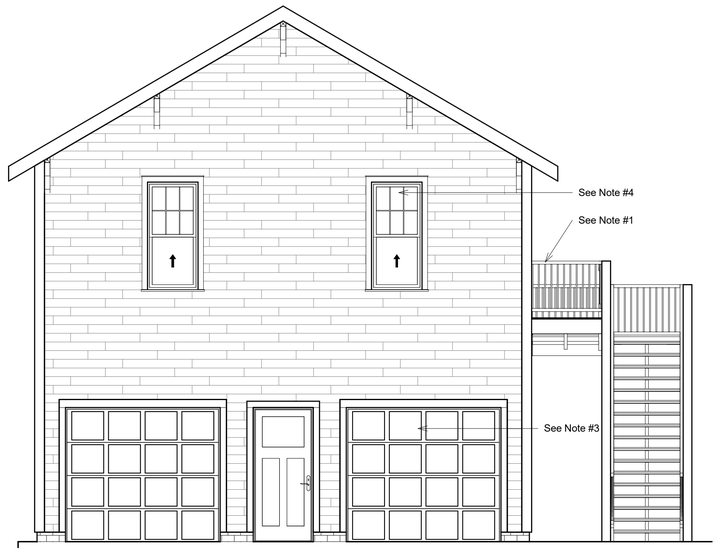
2) EXISTING STAIRS AND PORCH STRUCTURE TO BE DEMOLISHED. SEE ENGINEER NOTES/DRAWINGS FOR NEW STAIRS AND PORCH STRUCTURE.

3) SEE ENGINEER NOTES/DRAWINGS FOR BEAM/GIRDER DETAILS FOR NEW DOOR OPENINGS.

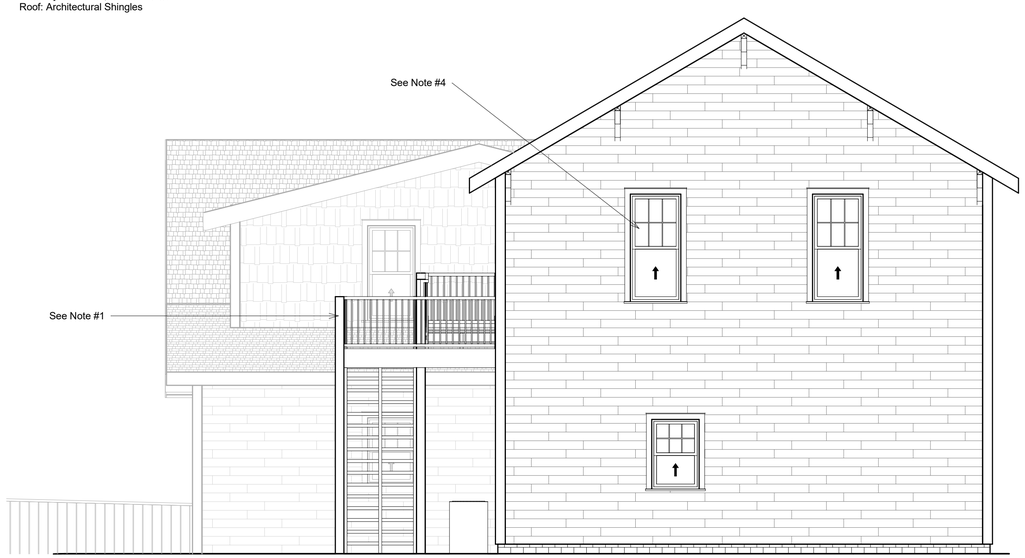
4) ENGINEER TO REVIEW AND CONFIRM/ADVISE PARTIAL DEMOLITION OF EXISTING PARTITION WALL WITH EXISTING STRUCTURAL POSTS TO REMAIN.

5) EXISTING, NON-ORIGINAL DOOR OPENING TO BE RE-SIZED FOR STANDARD GARAGE DOOR AND RE-CENTERED FOR EQUAL SPACING ON FRONT ELEVATION.

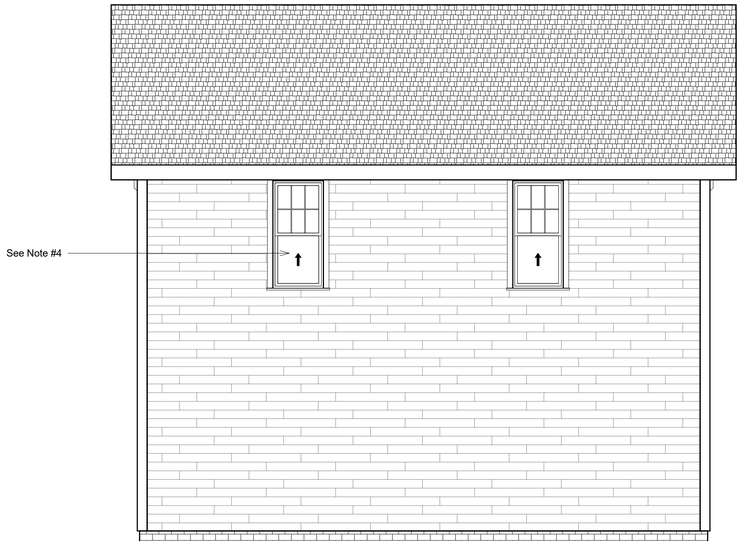
6) EXISTING, BROKEN/DAMAGED WINDOWS TO BE REPLACED.



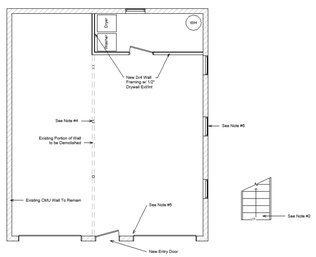
1 Garage Front Elevation
1/4" = 1'-0"



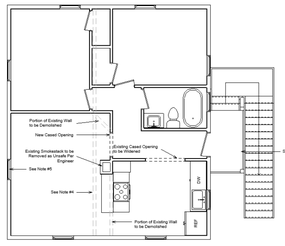
2 Garage Rear Elevation
1/4" = 1'-0"



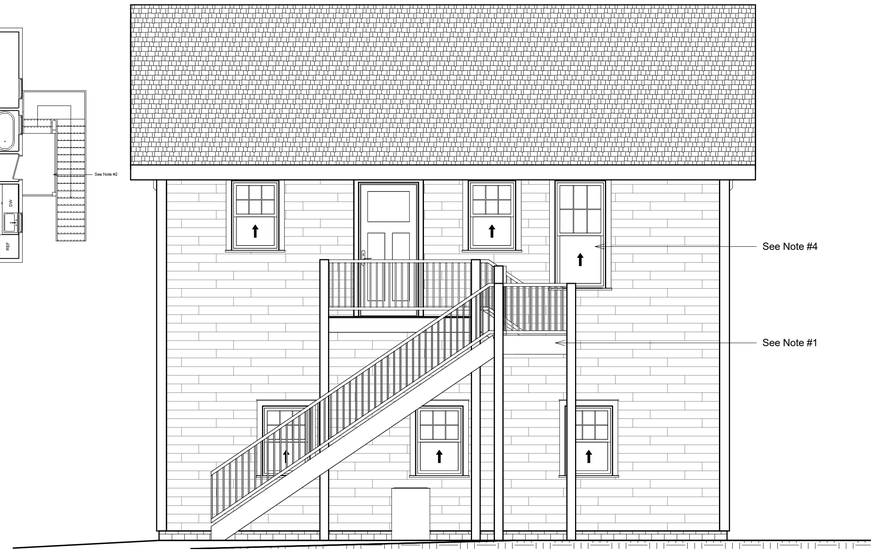
3 Garage Left Elevation
1/4" = 1'-0"



Garage Floor Plan



Apartment Floor Plan



4 Garage Right Elevation
1/4" = 1'-0"

612 S Summit Ave

Accessory Building

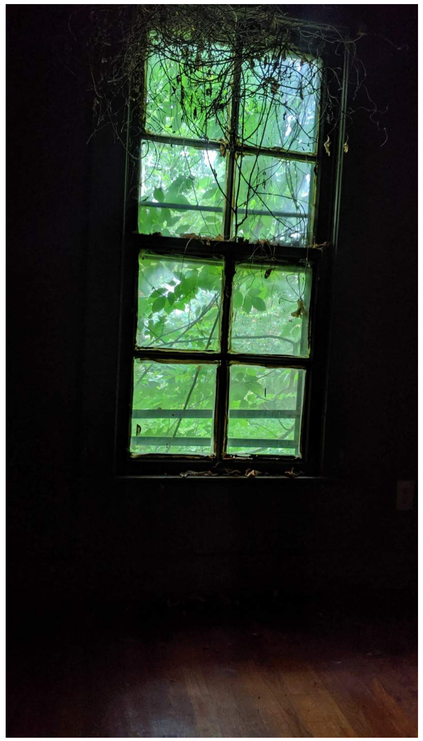
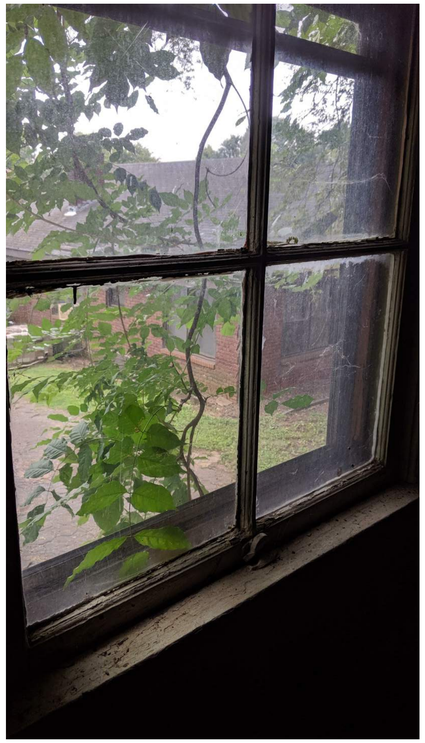
JDS DESIGN STUDIO

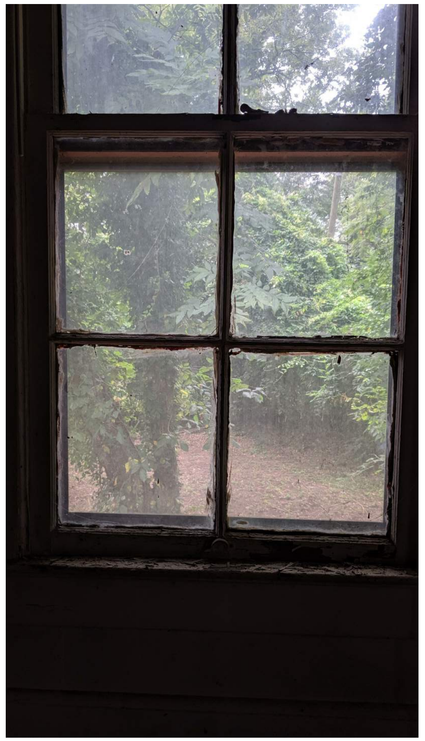
Joshua D Stewart | *Residential Designer*









612 S Summit Ave

Accessory Building Windows

JDS DESIGN STUDIO

Joshua D Stewart | *Residential Designer*

SUSTAINABLE ENGINEERING & EFFICIENT DESIGNS, PLLC

PO Box 691071
Charlotte, NC 28227-7018
Phone: 704.239.0478 Fax: 704.973.9276

October 28, 2019

Johnatan Romero
1235 W. Morehead St.
Charlotte, NC 28208

Re: 612 S. Summit Ave., Accessory Building

Dear Johnatan:

At your request, a site visit was made to the referenced address to perform a structural inspection of the detached accessory building for the proposed renovation. (All directions provided in this report are as if facing the front of the house from the street.)

At the time of the inspection, the building was found to have been built with a gable roof spanning left to right with attic joists also spanning left to right and bearing on the center wall of the second floor. The second floor bearing wall does not stack on top of the girder in the first floor ceiling and therefore, the joists on the right side will need to be strengthened. The sides and rear walls on the first floor were found to be built with 8" CMU block which suggest that this structure was not built at the same time as the house. Given the block walls it is not recommended that the new pedestrian door be located in the right wall and instead be created in the front side wall on the first floor. In addition, there is a furnace chimney extending up from the first floor slab up through the second floor and out the roof that has experienced significant deterioration and is no longer in good structural condition. Therefore, the furnace chimney should be completely removed. The rest of the structure appears to be in relatively good structural condition, except for the areas under the openings in the roof where water damaged has occurred and will require repairs.

This report represents our opinions based on calculations and our experience. The scope of our evaluation was limited to the content of this report. Therefore, this report should not be construed as an implication that there are no deficiencies or defects at other locations in this structure. If I can be of any further assistance to you with regards to this report, please do not hesitate to contact me at 704.239.0478.

Sincerely,

Matthys N. Barker, PE
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