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**ADDRESS OF PROPERTY:** 1936 Woodcrest Avenue, *Wilmore Heights Local Historic District*    *HDC 2013-064*

**SUMMARY OF REQUEST:** Second-story addition

**OWNER:** *Kevin Holdridge*

**APPLICANT:** *Kevin Holdridge*

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**Details of Proposed Request Addition**

This small one story house is being transformed into a large two-story house. The Commission recently Deferred the application for further design study that creates a proposal that is more appropriate in mass, scale, and size. An approvable plan would more respect the character and context of the surroundings. Revised plans show a transformation into a bungalow styled house with a front porch beneath a sweeping front facing gabled.

**Relevant HDC Design Guidelines**

- Addition

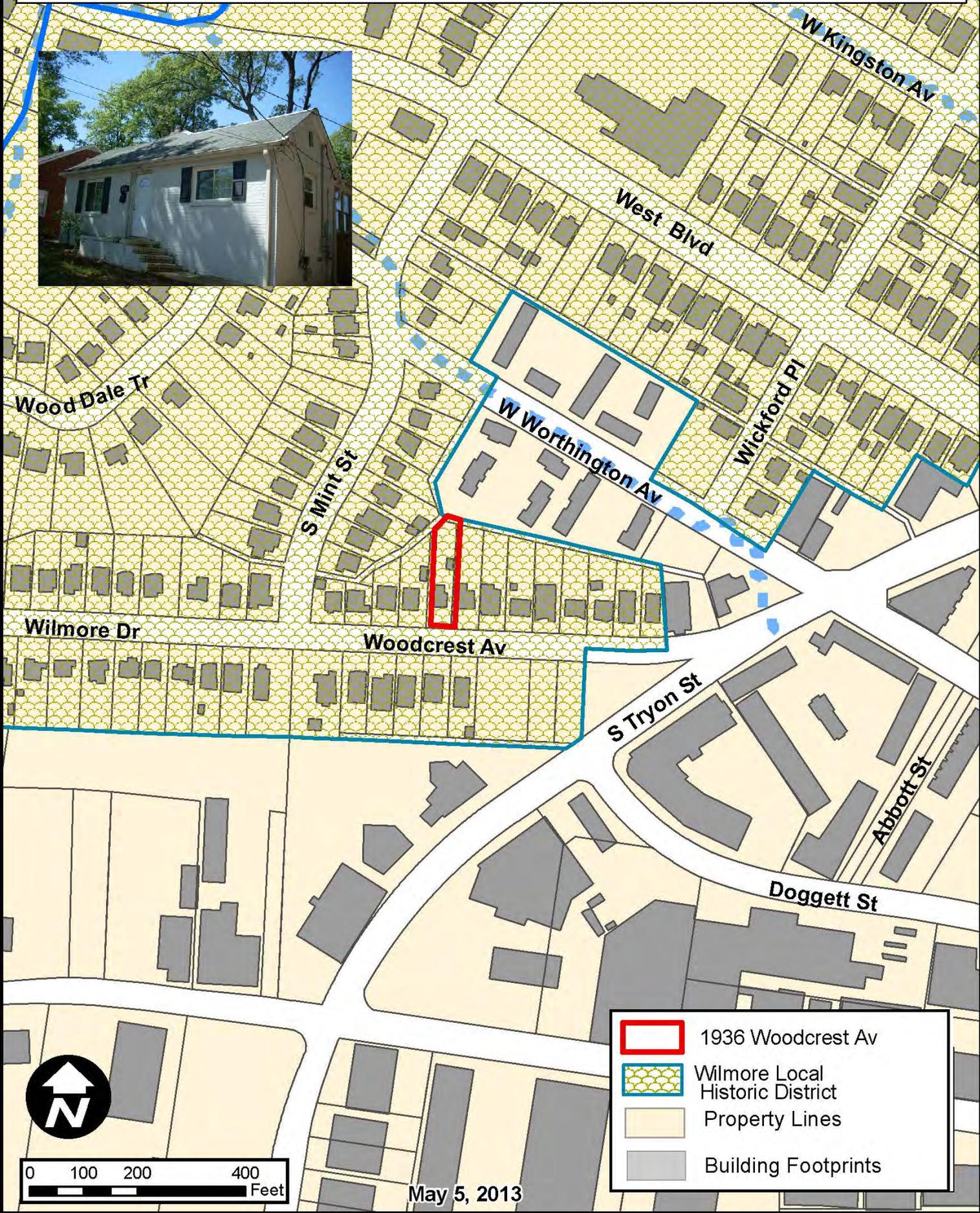
**Staff Analysis**

Though materials and details and style elements shown are appropriate to several of the Local Historic Districts, it will be up to the Commission to determine if THIS transformation is appropriate to this particular location and to this particular house.

HDC Design Policy on Additions requires that additions be evaluated according to the following:

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

# Charlotte Historic District Commission - Case 2013-064



Wood Dale Tr

S Mint St

Wilmore Dr

Woodcrest Av

W Worthington Av

West Blvd

W Kingston Av

Wickford Pl

S Tryon St

Abbott St

Doggett St

- 1936 Woodcrest Av
- Wilmore Local Historic District
- Property Lines
- Building Footprints

May 5, 2013

DRAWING SCHEDULE	
COVER SHEET.....	01
SITE PLAN.....	02
GENERAL NOTES.....	GN-1
FOUNDATION PLAN.....	04
FIRST FLOOR PLAN.....	05
SECOND FLOOR FRAMING PLAN.....	06
SECOND FLOOR PLAN.....	07
ROOF PLAN.....	08
ELEVATIONS.....	09
DEMOLITION PLANS.....	DM-1
ELECTRICAL PLANS.....	E-1
EXISTING PLANS.....	EX-1

# THE KAMEL RESIDENCE

1936 WOODCREST AVENUE

IN

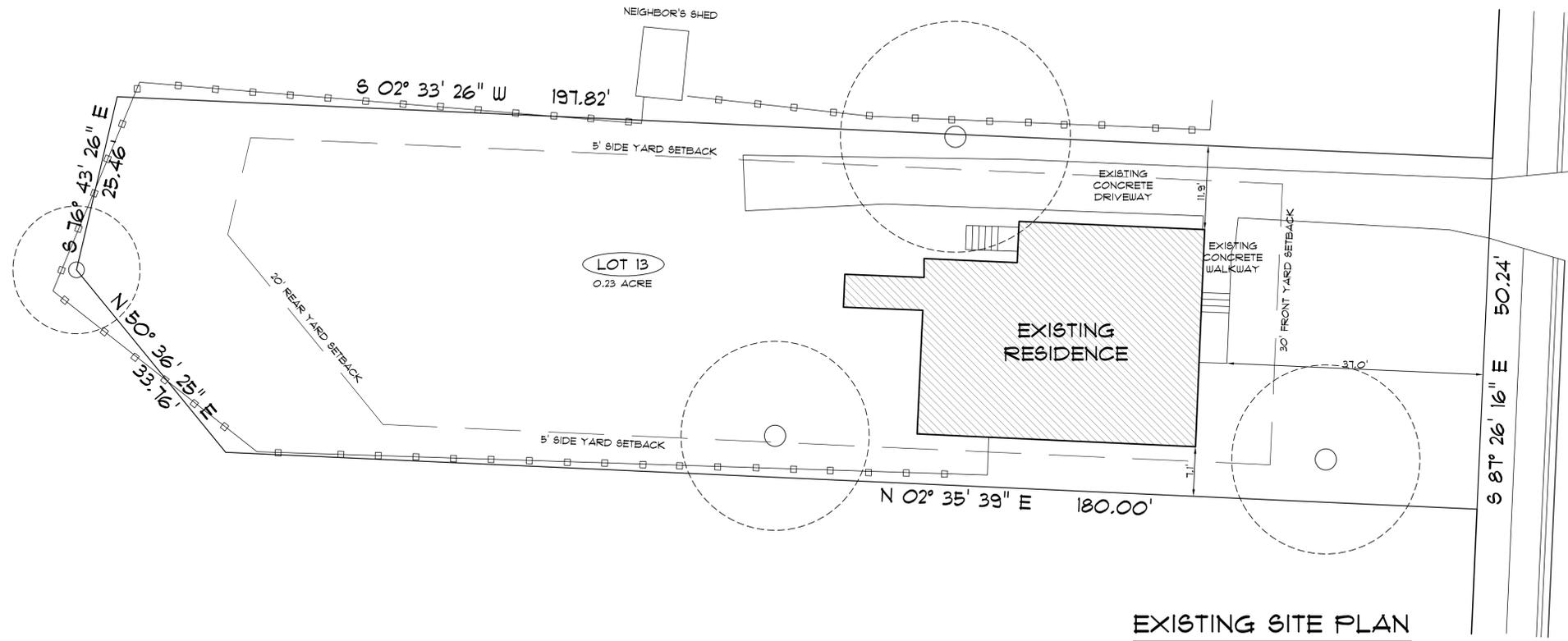
# CHARLOTTE, NORTH CAROLINA

MAY 31, 2013



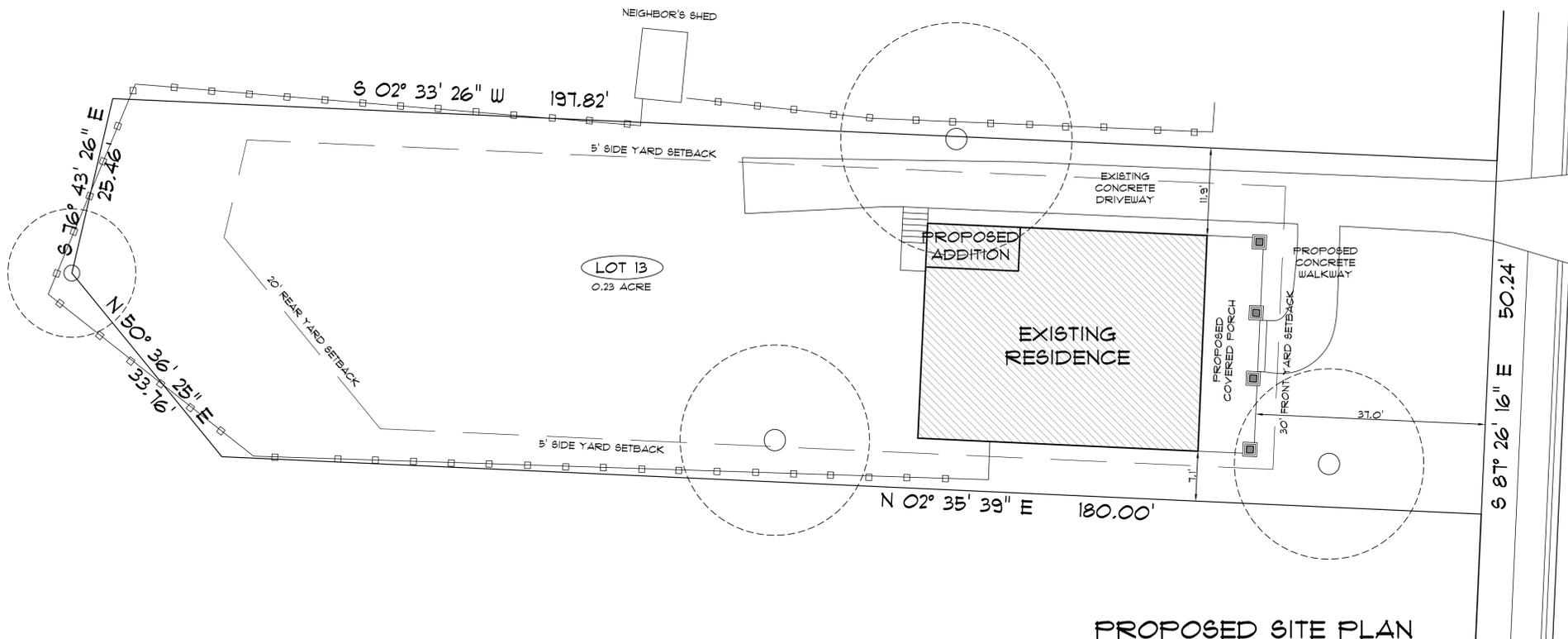


1936



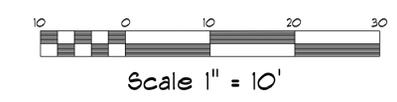
**EXISTING SITE PLAN**  
SCALE: 1" = 10'

**WOODCREST AVENUE**  
50' PUBLIC RIGHT OF WAY

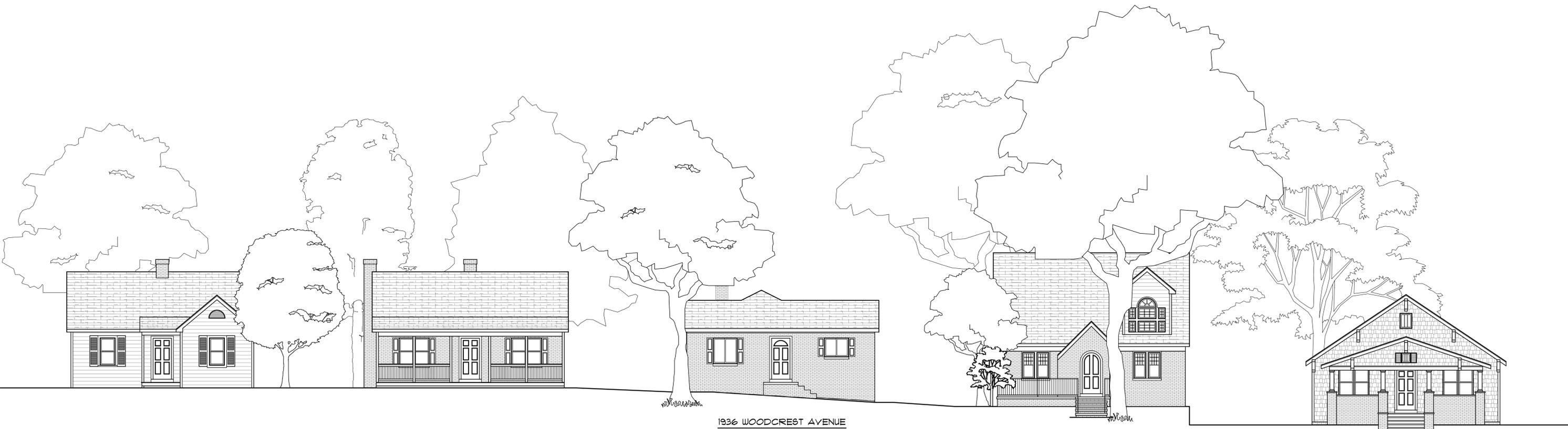


**PROPOSED SITE PLAN**  
SCALE: 1" = 10'

**WOODCREST AVENUE**  
50' PUBLIC RIGHT OF WAY



ENGINEER:	
DATE:	MAY 31, 2013
DRAWN BY:	K. COTTER
APPROVED BY:	
JOB NUMBER:	2013-351
	
<b>PROJECT:</b> <b>THE KAMEL RESIDENCE</b> 1936 WOODCREST AVENUE IN CHARLOTTE, NORTH CAROLINA	
NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.	
	
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<b>SHEET</b> <span style="font-size: 2em;">02</span> <hr style="width: 50px; margin: auto;"/> <span style="font-size: 2em;">12</span>	
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1936 WOODCREST AVENUE  
BEFORE STREETSCAPE

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



1936 WOODCREST AVENUE  
AFTER STREETSCAPE

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



**EXISTING FRONT ELEVATION**

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



**EXISTING RIGHT SIDE ELEVATION**

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



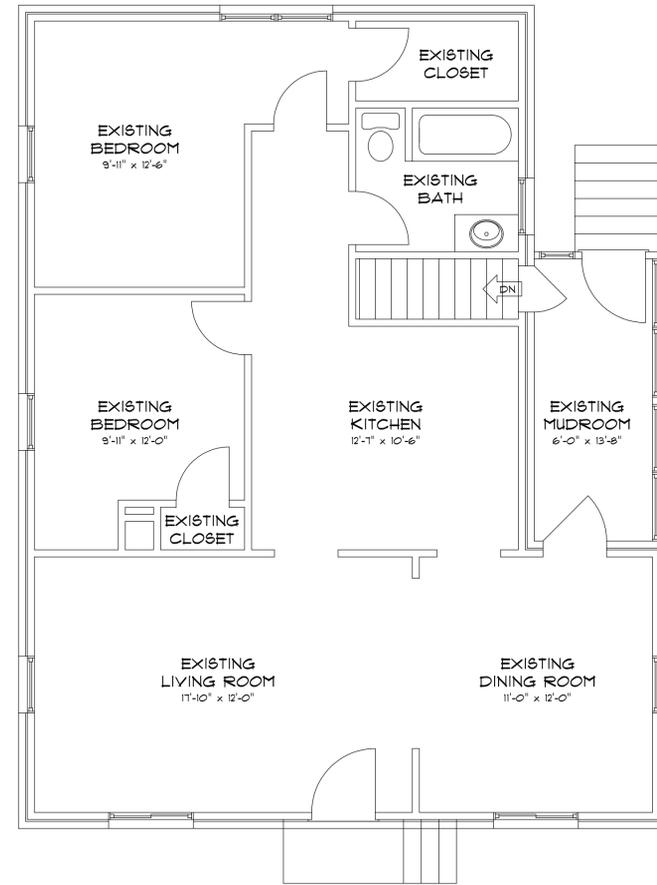
**EXISTING REAR ELEVATION**

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



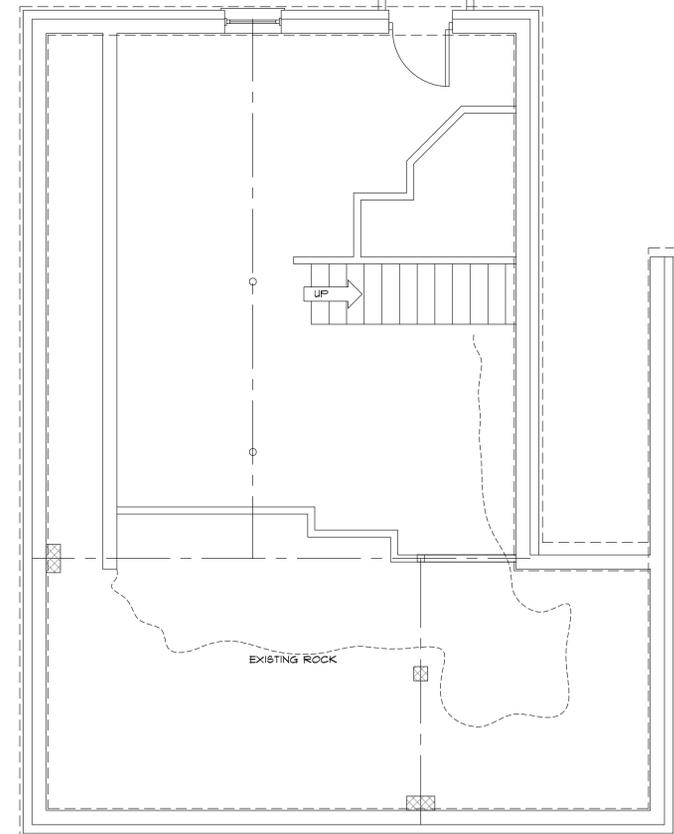
**EXISTING LEFT SIDE ELEVATION**

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



**EXISTING FIRST FLOOR PLAN**

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



**EXISTING BASEMENT FLOOR PLAN**

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

ENGINEER:

DATE: APRIL 15, 2013

DRAWN BY: K. COTTER

APPROVED BY:

JOB NUMBER: 2013-351



**PROJECT:**  
**THE KAMEL RESIDENCE**  
 1936 WOODCREST AVENUE  
 IN  
 CHARLOTTE, NORTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.



**SHEET**  
**EX-1**  
 12

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**EXISTING FRONT ELEVATION**

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



**PROPOSED FRONT ELEVATION**

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

**EXISTING & PROPOSED FRONT ELEVATIONS**

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

ENGINEER:

DATE: MAY 31, 2013

DRAWN BY: K. COTTER

APPROVED BY:

JOB NUMBER: 2013-351



**PROJECT:**  
**THE KAMEL RESIDENCE**  
 1936 WOODCREST AVENUE  
 IN  
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**SHEET**

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**EXISTING LEFT SIDE ELEVATION**

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



**PROPOSED LEFT SIDE ELEVATION**

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

**EXISTING & PROPOSED LEFT ELEVATIONS**

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

ENGINEER:

DATE: MAY 31, 2013

DRAWN BY: K. COTTER

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**EXISTING RIGHT SIDE ELEVATION**

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



**PROPOSED RIGHT SIDE ELEVATION**

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

**EXISTING & PROPOSED RIGHT ELEVATIONS**

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

ENGINEER:

DATE: MAY 31, 2013

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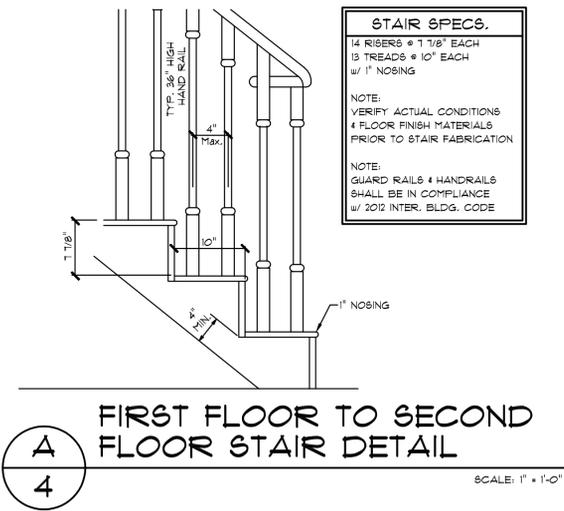
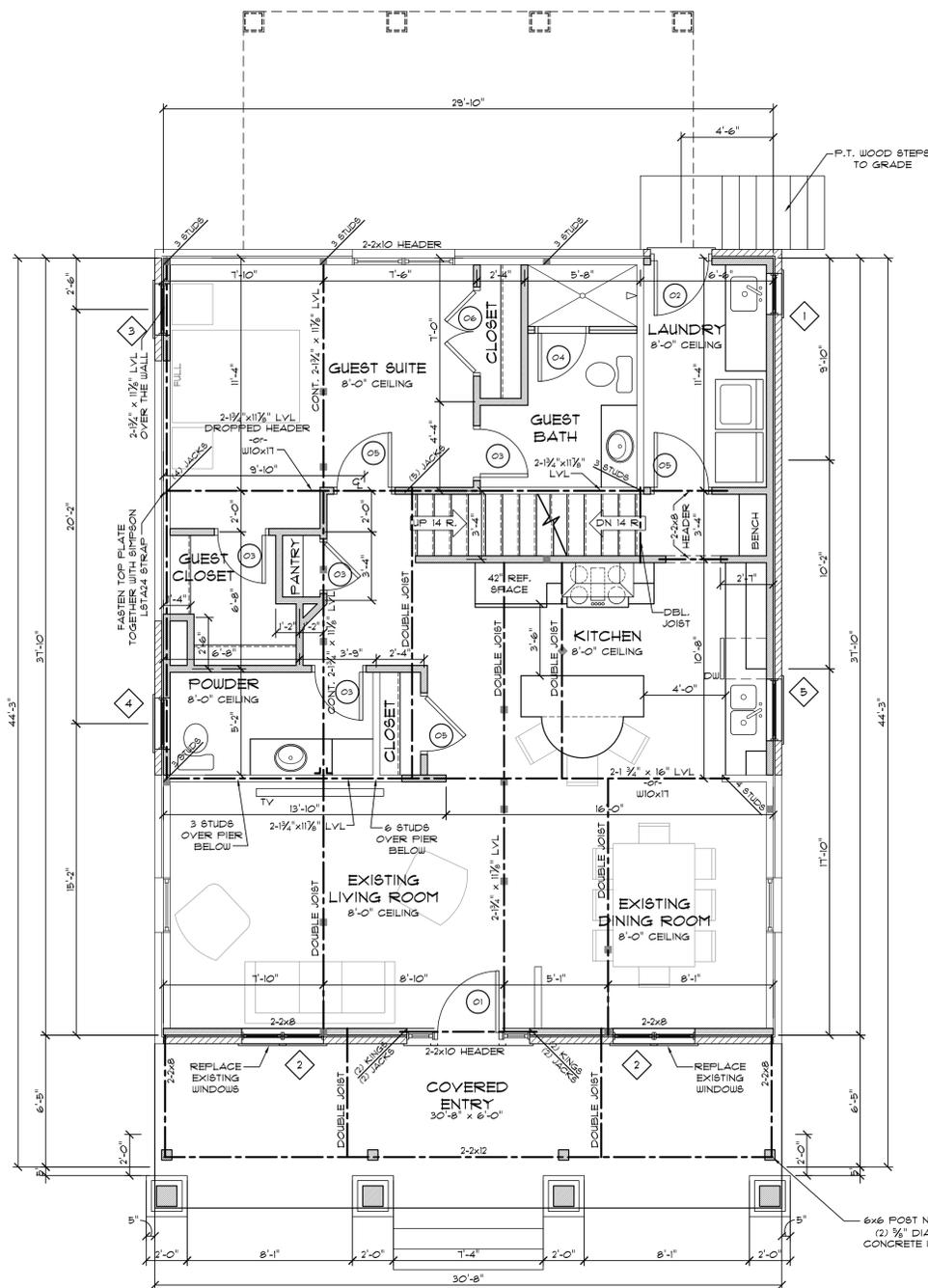
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**FIRST FLOOR TO SECOND FLOOR STAIR DETAIL**  
SCALE: 1" = 1'-0"

FIRST FLOOR WINDOW SCHEDULE			
NO.	WIDTH	HEIGHT	NOTES
01	2'-0"	3'-6"	SINGLE DOUBLE HUNG WINDOW UNIT
02	2'-0"	4'-0"	TWIN DOUBLE HUNG WINDOW UNIT
03	2'-6"	5'-0"	SINGLE DOUBLE HUNG WINDOW UNIT
04	2'-6"	3'-6"	SINGLE DOUBLE HUNG WINDOW UNIT
05	3'-0"	3'-6"	SINGLE DOUBLE HUNG WINDOW UNIT

FIRST FLOOR DOOR SCHEDULE			
NO.	WIDTH	HEIGHT	NOTES
01	3'-0"	6'-8"	SINGLE WOOD ENTRY DOOR WITH TEMPERED GLASS PANEL AND SIDELITES
02	2'-8"	6'-8"	SINGLE EXTERIOR DOOR WITH 3/4 TEMPERED GLASS PANEL
03	2'-4"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR
04	2'-4"	6'-8"	SINGLE GLASS DOOR FOR SHOWER - TEMPERED
05	2'-8"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR
06	4'-0"	6'-8"	B-HINGE INTERIOR TWO PANEL DOOR

WALL TEMPLATE	
[Solid Line]	EXISTING WALLS
[Dashed Line]	WALLS TO BE DEMOLISHED
[Thick Solid Line]	NEW WALLS

NEW SQUARE FOOTAGE	
March 31, 2013	
FIRST FLOOR HEATED	160
SECOND FLOOR HEATED	1,048
TOTAL HEATED SQ. FT.	1,208
FRONT PORCH	184
TOTAL UNDER ROOF	1,392

EXISTING SQUARE FOOTAGE	
January 21, 2013	
FIRST FLOOR HEATED	946
TOTAL HEATED SQ. FT.	946
MUDROOM	88
TOTAL UNDER ROOF	1,034

**STRUCTURAL NOTES**

THIS STRUCTURE HAS BEEN ANALYZED BY A PROFESSIONAL ENGINEER FOR LATERAL LOADING. IT HAS BEEN DESIGNED USING CONTINUOUSLY SHEATHED 7/8" OSB SHEATHING FASTENED 6" o.c. ALONG THE EDGES AND 12" o.c. ALONG THE INTERIOR, TO MEET OR EXCEED THE INTENT OF THE 2012 NC RESIDENTIAL BUILDING CODE. WHERE WALL LINES REQUIRE FURTHER REINFORCEMENT, ENGINEERED WALL SECTIONS AND HOLD DOWNS HAVE BEEN INCLUDED TO RESIST THE LATERAL LOADS.

- GENERAL FLOOR PLAN NOTES**
- SEE SHEET GN-1 FOR ADDITIONAL FRAMING NOTES.
  - ALL HEADERS ARE (2) 2x8 (U.N.O.)
  - III INDICATES POINT LOADS (SEE GN-1 SHEET) SOLID BLOCKING TO BE EQUAL TO NUMBER OF STUDS ABOVE TO ALLOW CONCENTRATED LOADS TO BE TRANSFERRED TO PIERS / GIRDERS BELOW
  - PROVIDE 1/2" DRYWALL SEPARATION BETWEEN WALL & CEILING OF HOUSE & GARAGE
  - ALL ANGLES ARE 45° (U.N.O.)
  - INSTALL DEL. JOIST UNDER ALL PARALLEL PARTITION WALLS (U.N.O.)
  - INSTALL A MIN. OF (3) 2x4 STUDS UNDER ALL BEAMS, LVL'S, OR BUILT-UP, AT THE FIRST FLOOR LEVEL (U.N.O.)
  - ALL EXTERIOR WALLS TO HAVE 1/8" OSB SHEATHING FASTENED w/ 8d NAILS @ 6" o.c. AROUND EDGES & 12" o.c. IN FIELD

DATE: MAY 31, 2013

DRAWN BY: K. COTTER

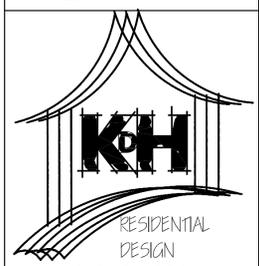
APPROVED BY:

JOB NUMBER: 2013-351



**PROJECT:**  
**THE KAMEL RESIDENCE**  
1936 WOODCREST AVENUE  
CHARLOTTE, NORTH CAROLINA

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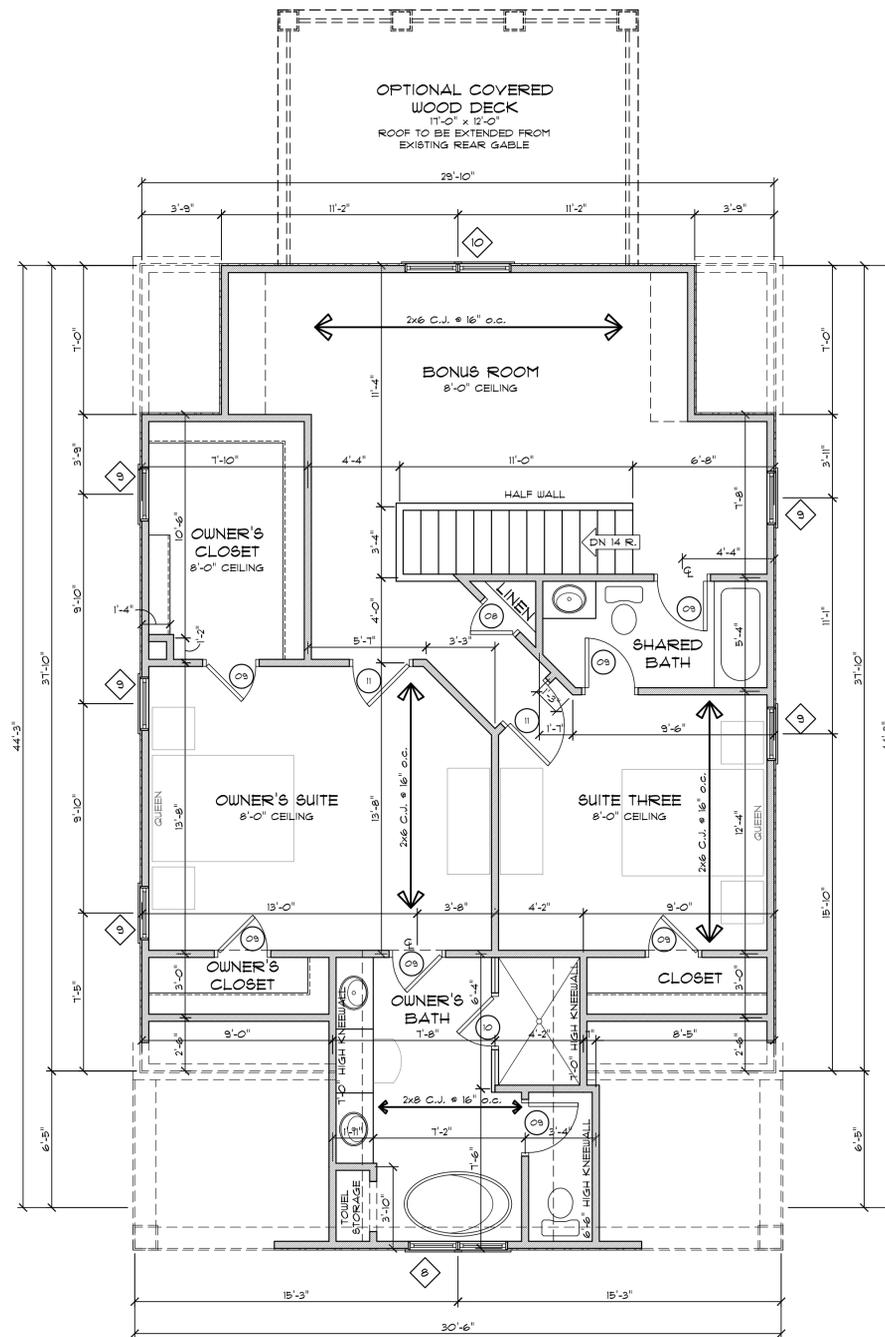
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HomeBuilders Association Of Charlotte MEMBER  
CERTIFIED PROFESSIONAL DESIGNER  
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AMERICAN INSTITUTE OF BUILDING DESIGN

**SHEET 05 12**

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**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



### SECOND FLOOR WINDOW SCHEDULE

Symbol	WIDTH	HEIGHT	NOTES
⊖			
⊙B	2'-4"	5'-0"	TWIN DOUBLE HUNG WINDOW UNIT
⊙C	2'-6"	5'-0"	SINGLE DOUBLE HUNG WINDOW UNIT
⊙D	2'-6"	5'-0"	TWIN DOUBLE HUNG WINDOW UNIT

### SECOND FLOOR DOOR SCHEDULE

Symbol	WIDTH	HEIGHT	NOTES
⊖			
⊙B	2'-0"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR
⊙C	2'-4"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR
⊙D	2'-4"	6'-8"	SINGLE GLASS DOOR FOR SHOWER - TEMPERED
⊙E	2'-8"	6'-8"	SINGLE INTERIOR TWO PANEL DOOR

### NEW SQUARE FOOTAGE

May 31, 2013

FIRST FLOOR HEATED	160
SECOND FLOOR HEATED	1,048
TOTAL HEATED SQ. FT.	1,208
FRONT PORCH	184
TOTAL UNDER ROOF	1,392

### EXISTING SQUARE FOOTAGE

January 21, 2013

FIRST FLOOR HEATED	946
TOTAL HEATED SQ. FT.	946
MUDROOM	88
TOTAL UNDER ROOF	1,034

### WALL TEMPLATE

	EXISTING WALLS
	WALLS TO BE DEMOLISHED
	NEW WALLS

- ### GENERAL FLOOR PLAN NOTES
- SEE SHEET GN-1 FOR ADDITIONAL FRAMING NOTES.
  - ALL BEARING HEADERS ARE (2) 2x8 (U.N.O.)
  - INDICATES POINT LOADS (SEE GN-1 SHEET) SOLID BLOCKING TO BE EQUAL TO NUMBER OF STUDS ABOVE TO ALLOW CONCENTRATED LOADS TO BE TRANSFERRED TO FIBERS / GIRDERS BELOW
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### STRUCTURAL NOTES

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## SECOND FLOOR PLAN

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

ENGINEER:

1200 THE PLAZA, SUITE B  
CHARLOTTE, NC 28203  
CORPORATE LICENSE NO.: C-3118

DATE: MAY 31, 2013

DRAWN BY: K. COTTER

APPROVED BY:

JOB NUMBER: 2013-351

CUSTOM HOME BUILDERS

PROJECT: **THE KAMEL RESIDENCE**  
1936 WOODCREST AVENUE  
CHARLOTTE, NORTH CAROLINA

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

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AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

# SHEET 01 12

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