
LOCAL HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 816 Brookside Avenue

SUMMARY OF REQUEST: Second Story Dormer/rear 2-floor addition/tree removal

OWNER: Matthew & Jennifer Orso

APPLICANT: Michael O'Brien

THIS APPLICATION WAS DEFERRED ON FEBRUARY 12, 2014 FOR THE FOLLOWING:

- Pictures
- Streetscape
- Significant massing
- Fenestration
- Rhythm

Details of Proposed Request

Existing Conditions

The subject property is a 1.5 story Bungalow listed as a contributing structure in the National Register, ca. 1920. The home is side gabled with a lower front gabled porch on bracketed posts.

Proposal

The proposal is a two story addition at the rear of the existing structure and window changes on the side elevations. The addition will have siding and style of windows to match the existing structure.

Policy & Design Guidelines for Additions

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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

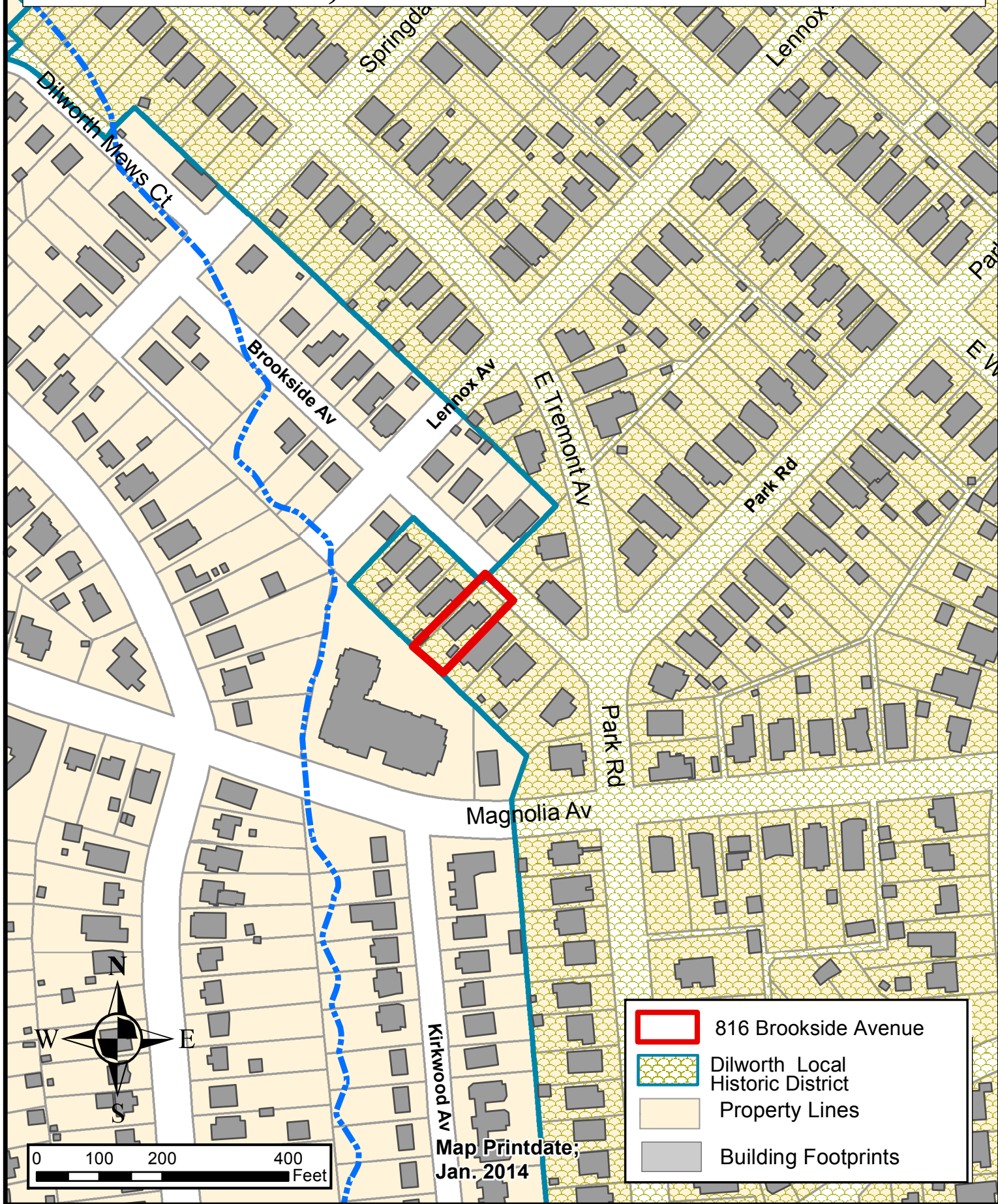
2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

Staff Analysis

Based on comments from the previous meeting the applicable design guidelines for the review of this project are Massing, Fenestration and Rhythm. The Commission should determine if the changes meet those guidelines.

Charlotte Historic District Commission - Case 2014-008

District Location; DILWORTH









816 Brookside Avenue





Brookside Avenue
(South side of street)



824



820



816



812

808

Brookside Avenue
(South side of street, cont'd)



804 Brookside



800 Brookside
(new build after tear-down)

Brookside Avenue
North (opposite) side of street



813 Brookside
(to left)



822 Tremont
(directly across)



1948 Park Rd.
(to right)

Nearby Rear Additions
812 Brookside (next door)



812 Brookside
(next door)



Original windows



Windows on rear addition



Nearby Rear Additions
812 Brookside (next door)



View from front right



View from rear left



View from rear left

Nearby Rear Additions
820 Brookside (next door)



White line depicts end of original home

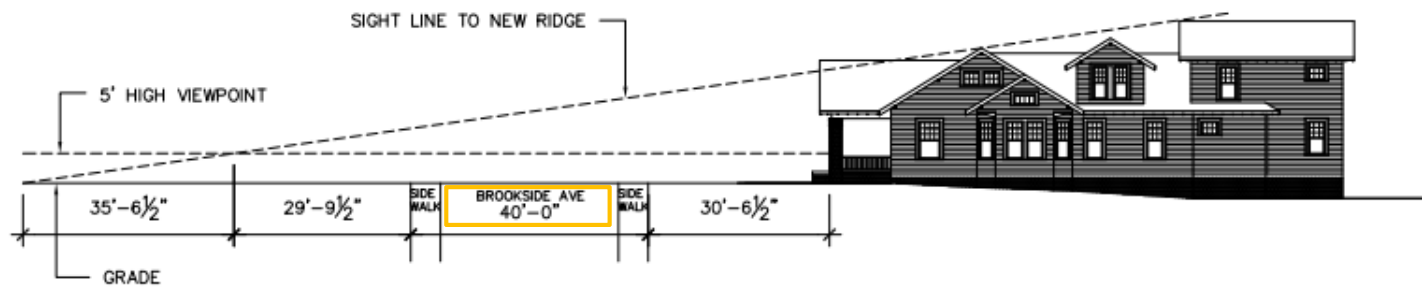
View of right elevation
from brick patio of
816 Brookside



Rear elevation



View of left elevation
from half-way back



From street, need to be ten feet in air to see rear addition over front of existing house

816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

SIGHT LINES TO ADDITION



HDC Application Guide page 10

Replacing large windows with tiny windows

HDC Application Guide page 9

Replacing larger windows for half-size windows





816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

FRONT ELEVATION

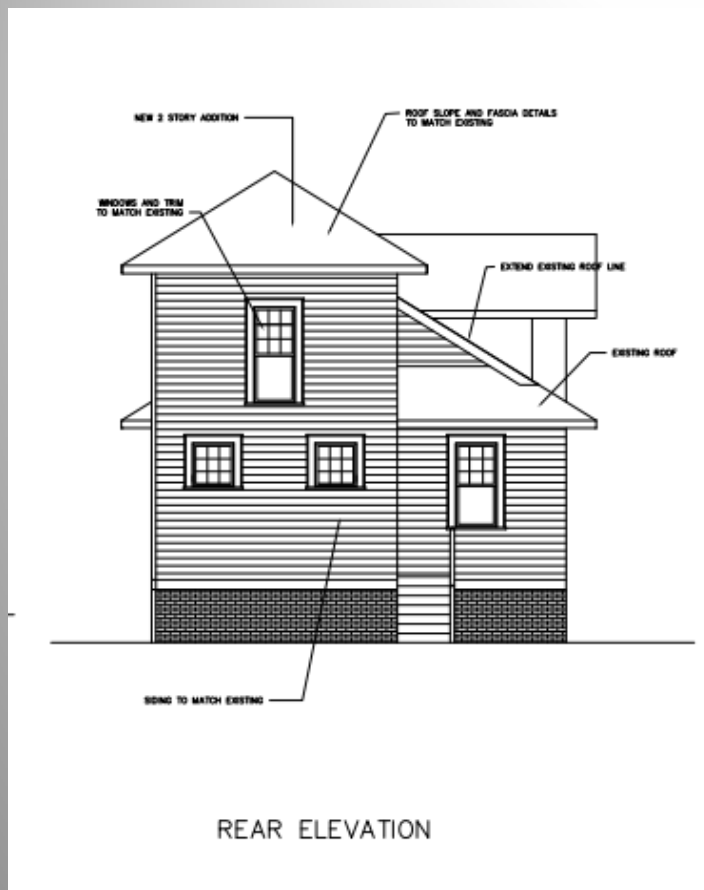
Previous



816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

FRONT ELEVATION

Proposed

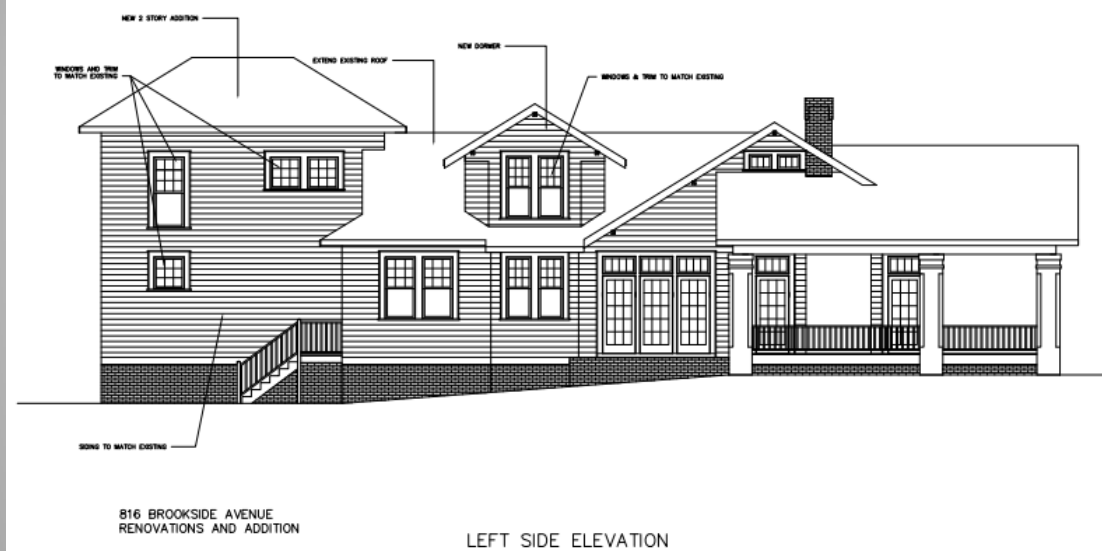


Previous



Proposed

Previous

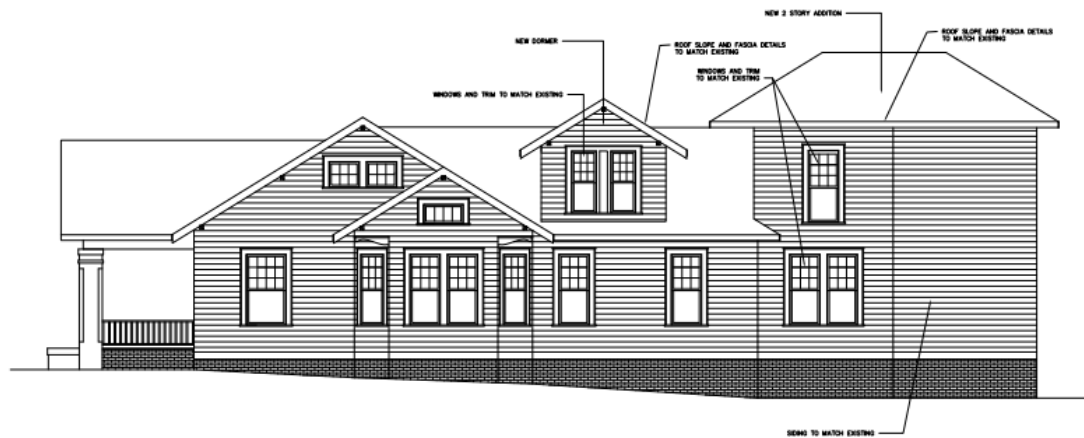


View of left side elevation from street

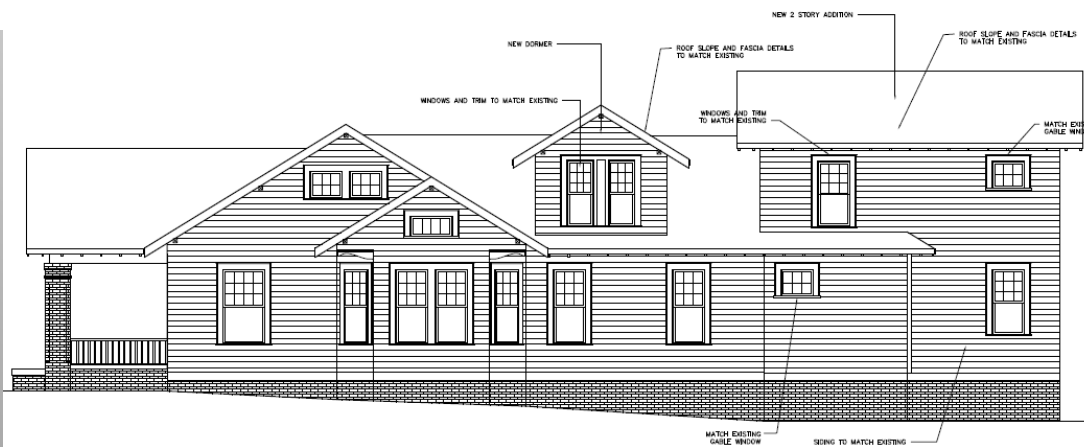
Proposed



Previous

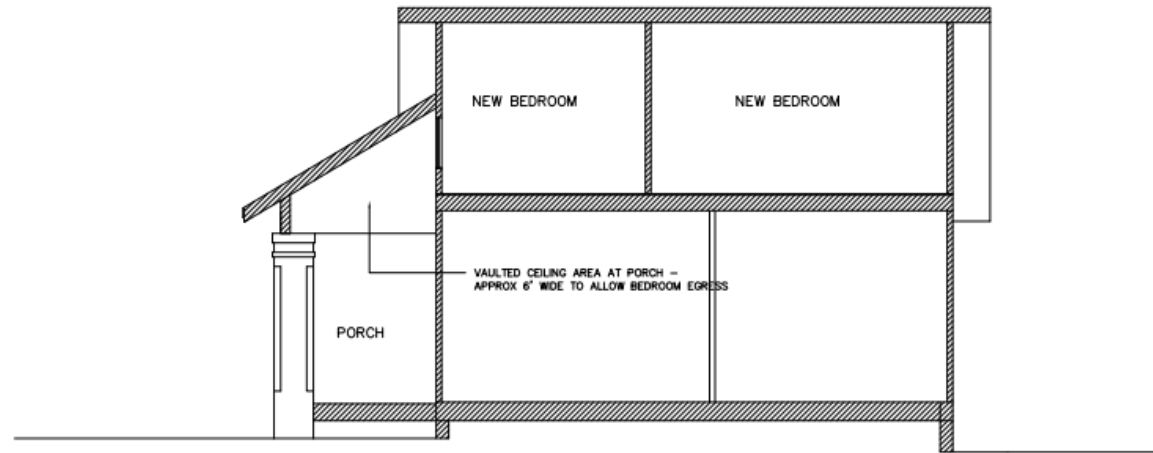


Proposed



816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

RIGHT SIDE ELEVATION



816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

PORCH SECTION

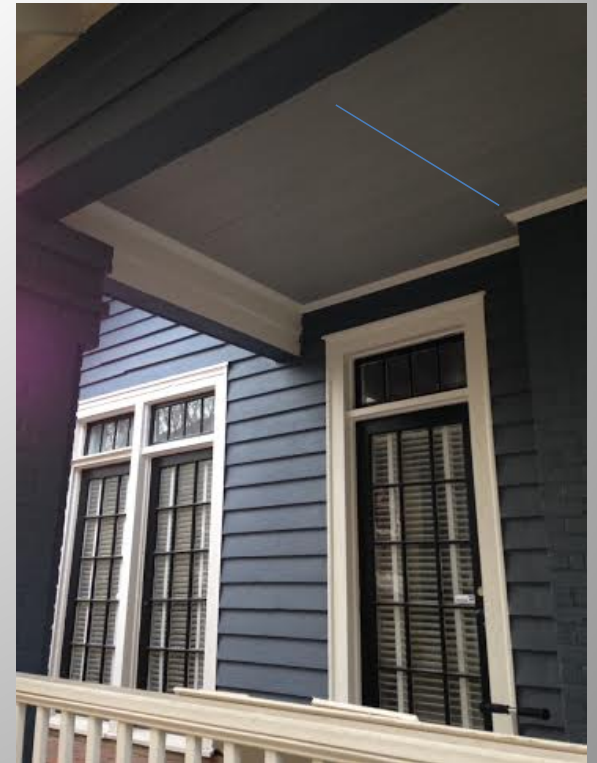
Additional Window with vaulted side porch ceiling



View from street



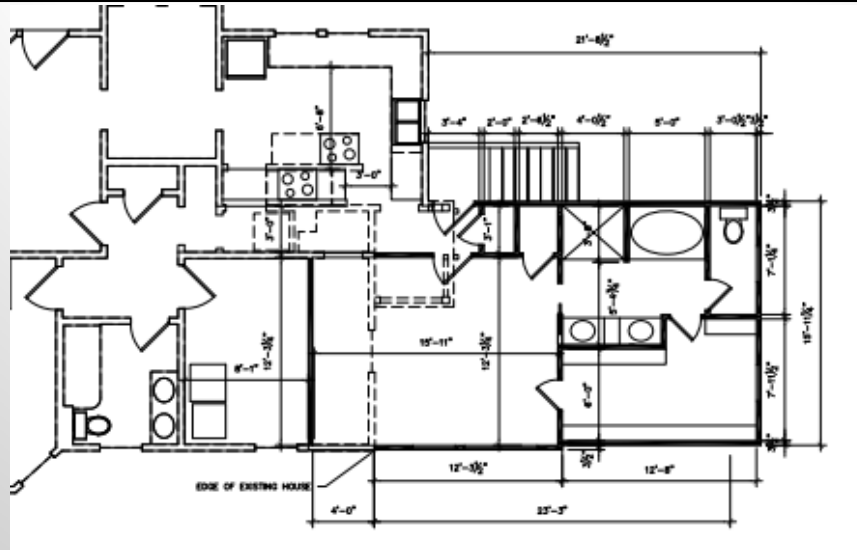
View from sidewalk



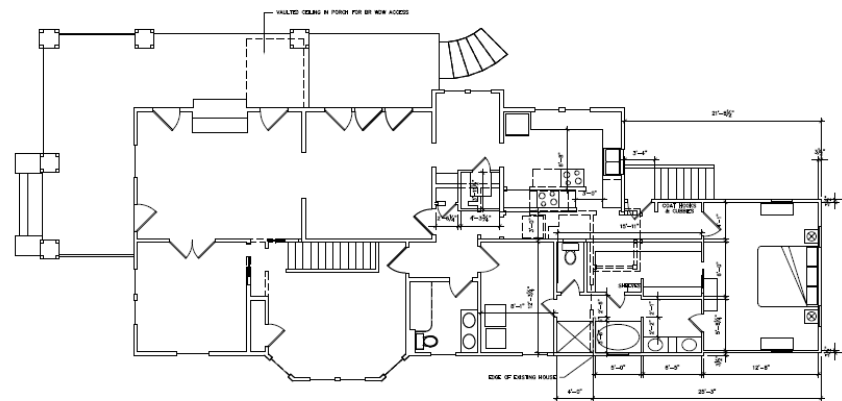
Section where ceiling to be vaulted and window added above door

First Floor plan – rear of home

Previous



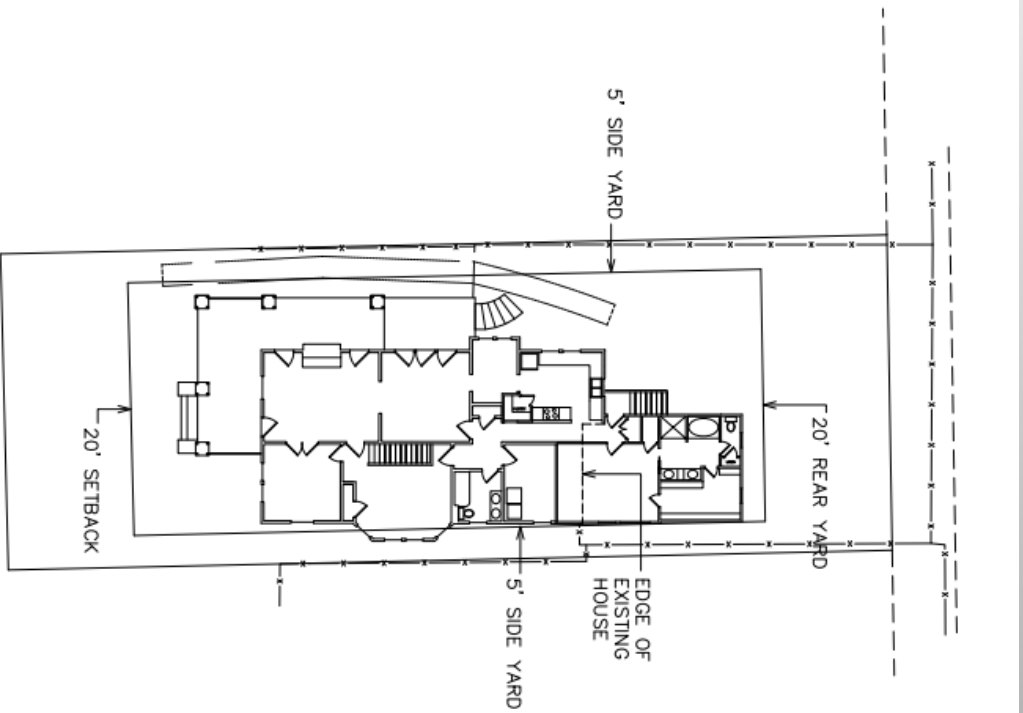
Proposed changes
to accommodate
HDC-requested
windows



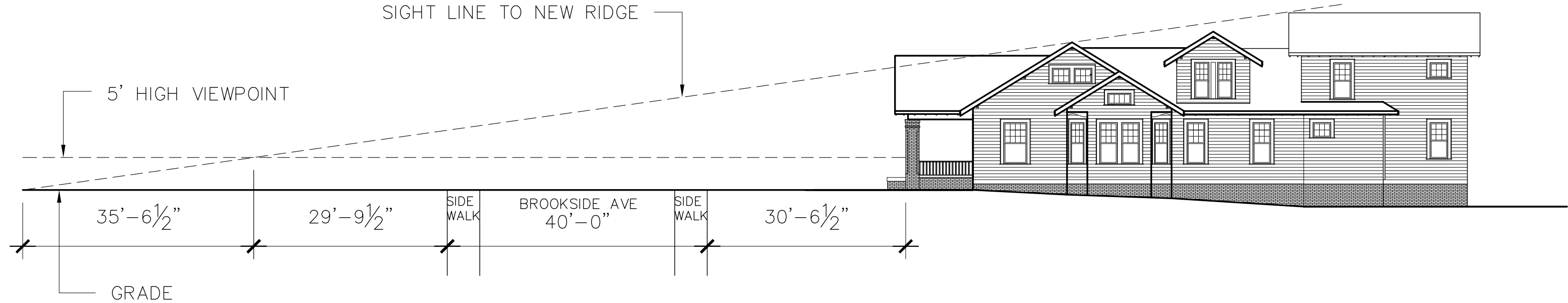
816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

FIRST FLOOR PLAN

DASHED LINES ARE WALLS TO BE REMOVED



BROOKSIDE AVENUE
816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION
SITE PLAN



816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

SIGHT LINES TO ADDITION

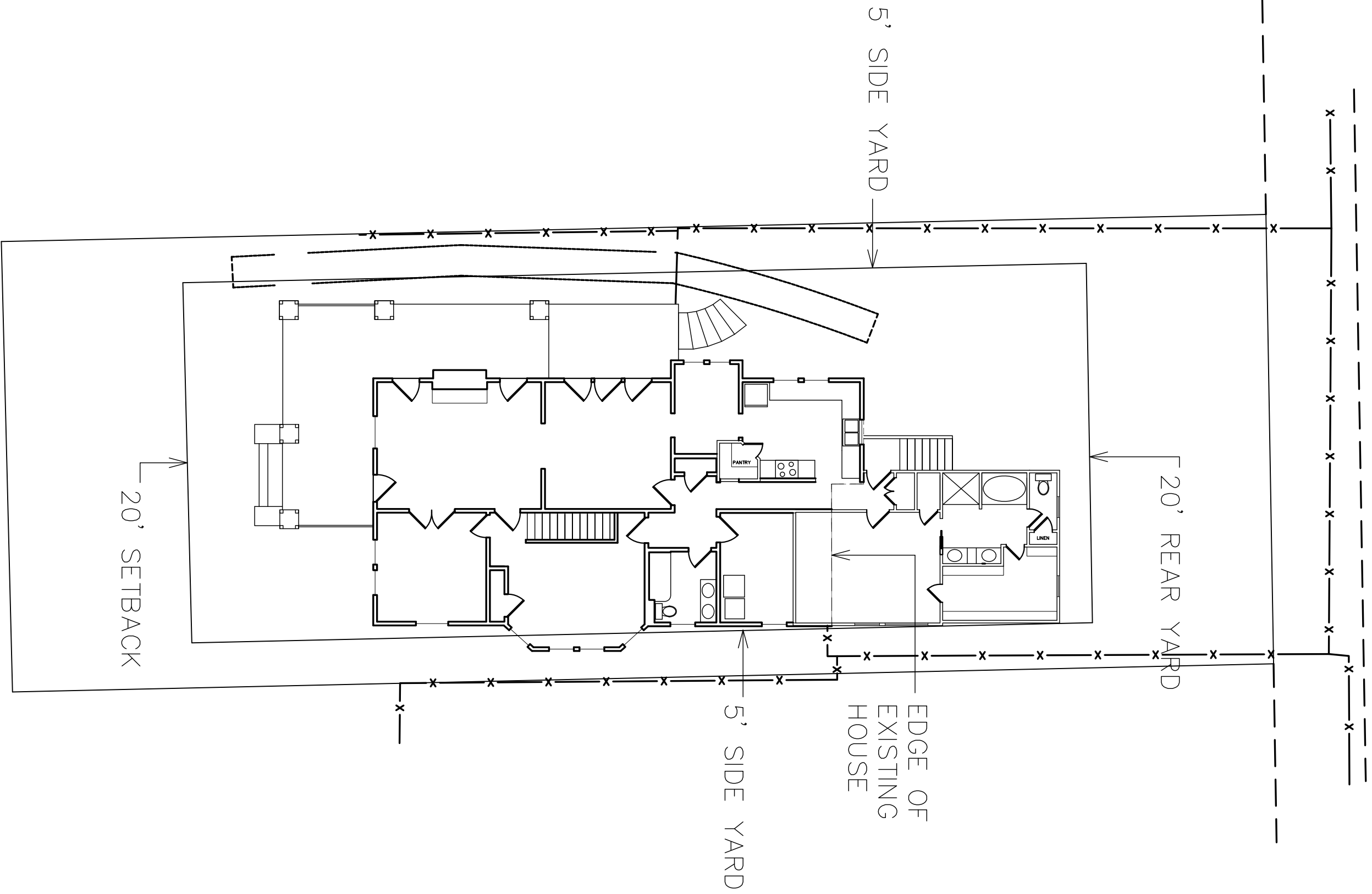


816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

FRONT ELEVATION



REAR ELEVATION



BROOKSIDE AVENUE

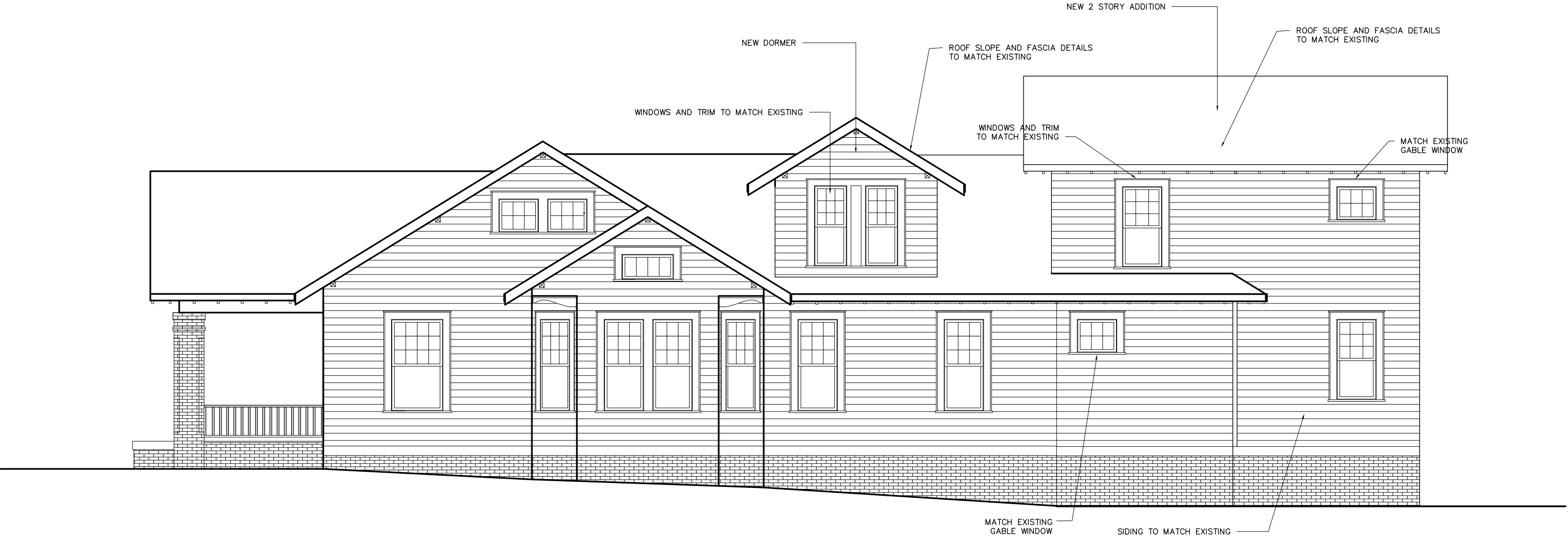
816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

SITE PLAN



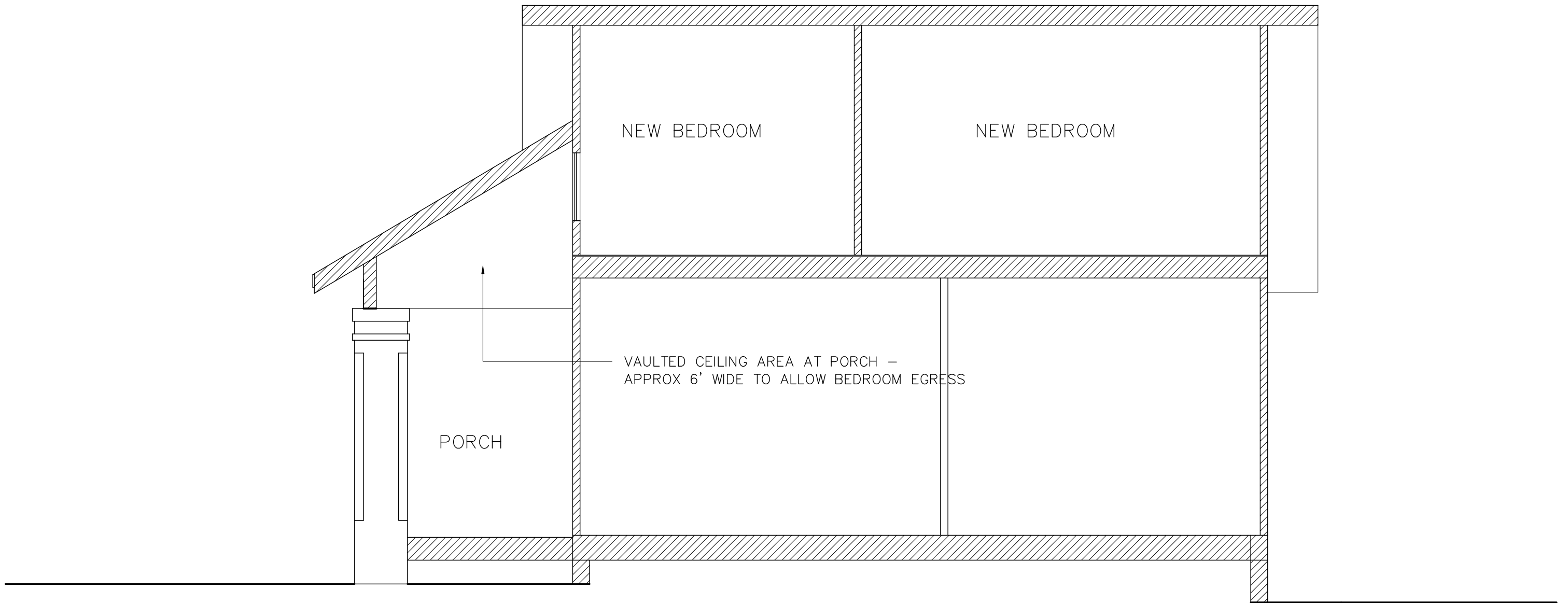
816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

LEFT SIDE ELEVATION



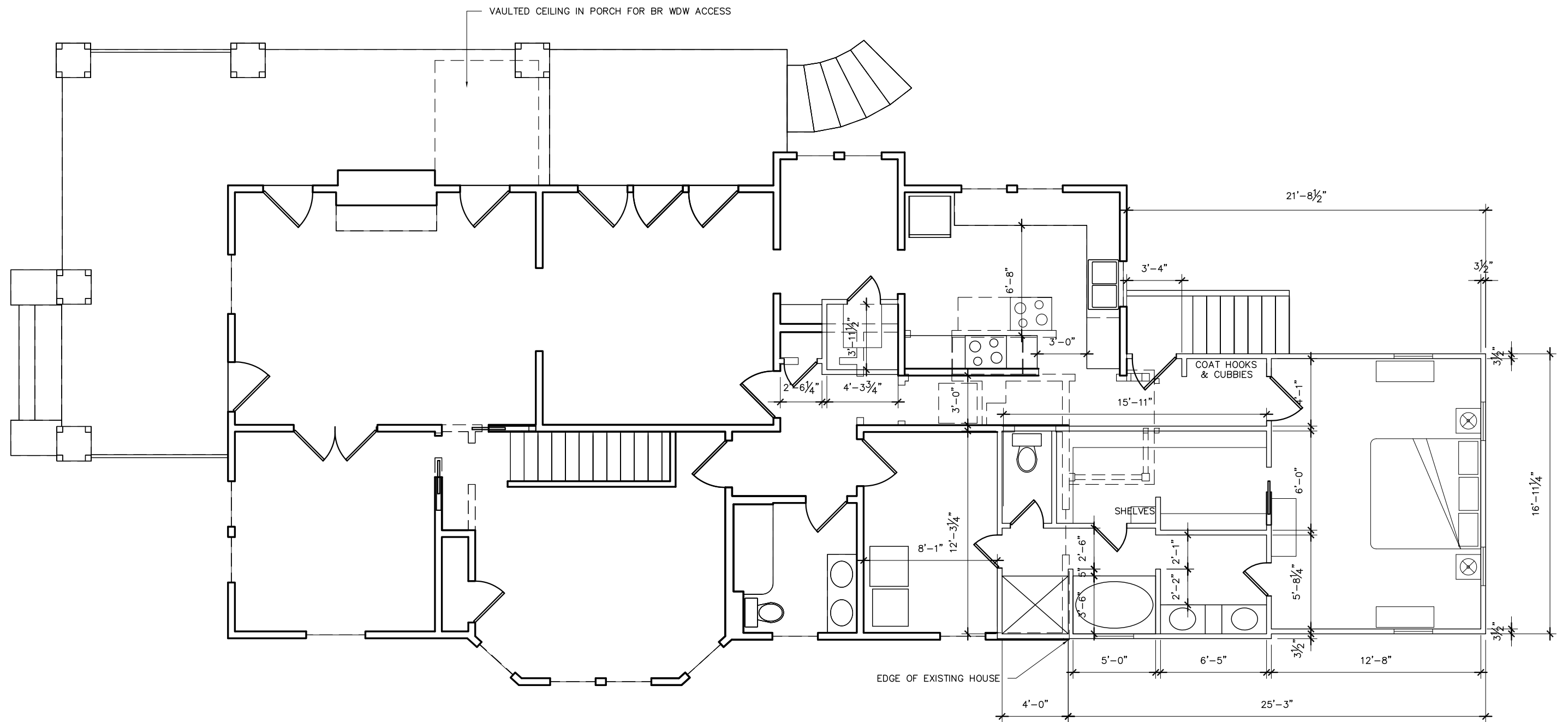
816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

RIGHT SIDE ELEVATION



816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

PORCH SECTION



816 BROOKSIDE AVENUE
RENOVATIONS AND ADDITION

FIRST FLOOR PLAN

DASHED LINES ARE WALLS TO BE REMOVED



SECOND FLOOR PLAN

ALL WALLS ARE NEW
DASHED LINES SHOW EXISTING FIRST FLOOR WALLS