

LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 525 Spruce Street

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Richard Van Dyke

The application was continued for further study of the addition on the left side and more accurate drawings of the front porch addition (beam/column connection and roof).

Details of Proposed Request

Existing Context

The existing home is a two story Dutch Colonial style constructed in 1933. Features include a small centered front porch and a non-original side addition. The brick foundation and chimney are painted.

Proposal-April

The project is an expansion of the side addition, new hand rails, rear deck and front porch expansion. New windows will match existing style and light pattern. The new ridge height of the addition is approximately 10'-7" measured from the finished floor. New brick foundation will match existing.

Updated Proposal-May 11, 2016

The revised drawings include the following changes:

1. Simplified roof design on the left elevation
2. Retention of existing windows on left side, second floor
3. Elimination of the front porch addition

Policy & Design Guidelines – Additions, page 36

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

The Commission will determine if the revised proposal meets applicable the guidelines for additions.

Based on the need for additional information this application was continued in April. The revised drawings will show:

1. Further design study on the massing of the left side elevation
2. Keep upper story windows
3. Accurate drawings showing front porch details – no wood railings use wrought iron
4. In favor of the removal of the fence

Mr. Van Dyke, the owner of 525 Spruce Street has decided not to do any modifications to the front porch.

Charlotte Historic District Commission - Case 2016-045
HISTORIC DISTRICT: WILMORE





1 of 11
3/16/16

R. VANDYKE SUBMISSION TO HISTORICAL COMMISSION —3/16/2016

5/2/16 — REVISION

PORCH REQUEST WITHDRAWN

* 525 SPRUCE ST RENOVATION

- EXTEND REAR OF HOUSE - ADD MASTER BED/BATH
- ADD REAR DECK - 10' X 16'
- ~~EXPAND FRONT PORCH TO 26' FOR SITTING~~
- REMOVE CYCLONE FRONT FENCE

* CONTENTS - SPRUCE STREET SURROUNDING HOUSES

- PLOT OF HOUSE / LOT
- ELEVATIONS - FRONT, LEFT, RIGHT + REAR
- FLOOR PLANS - EXISTING + PROPOSED
- ROOF LINES - EXISTING + PROPOSED
- WALL SECTION + FLOOR / RAFTER PLANS

SPRUCE STREET SURROUNDING HOUSES

VAN DYKE 525 SPRUCE ST
SUBMISSION 2



521 SPRUCE



525 SPRUCE - VAN DYKE PROJECT



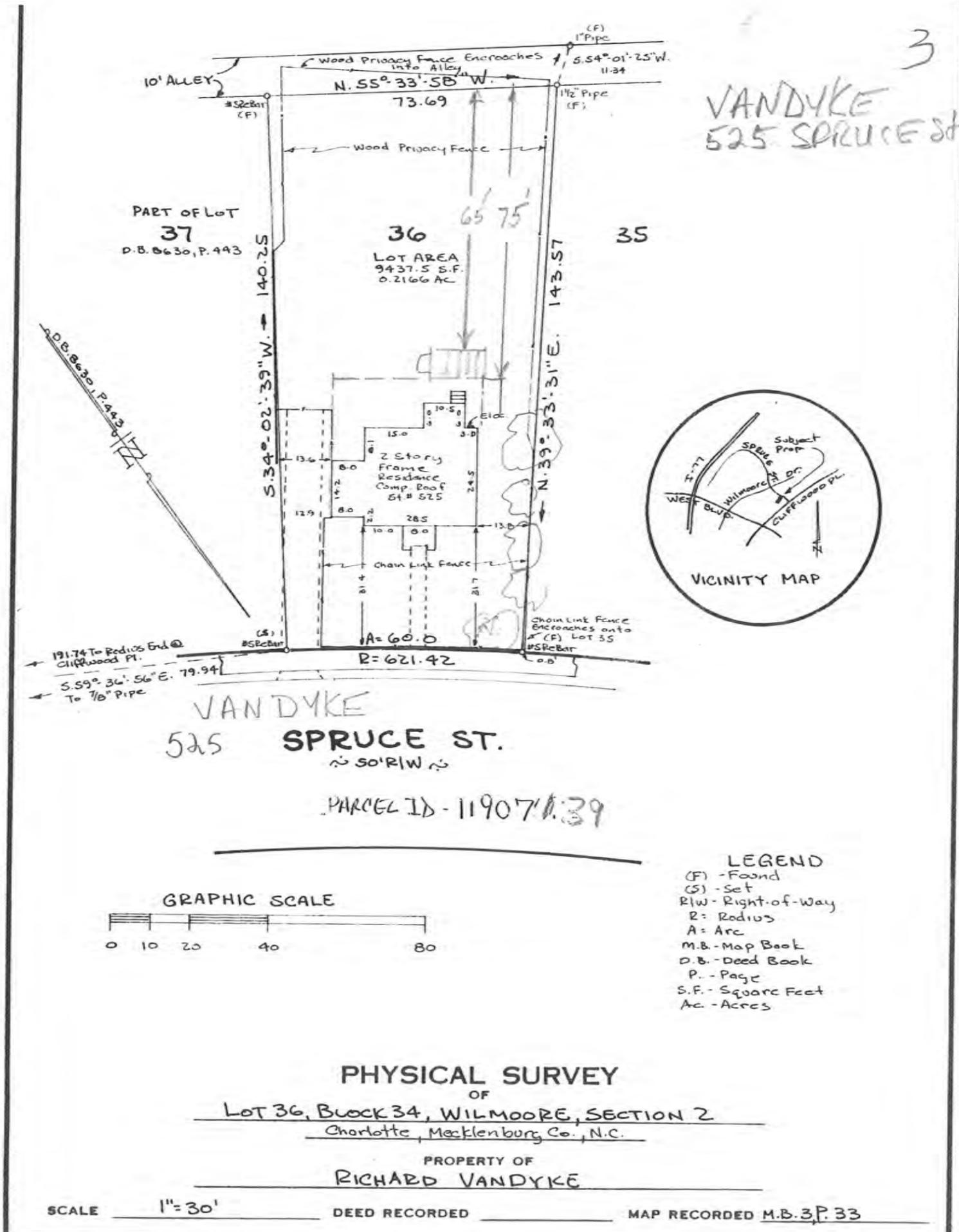
527 SPRUCE



531 SPRUCE

PLAT PLAN FOR PERMIT APPLICATION

LOCATION	STREET # (N,S,E,W)	STREET NAME	(AV, RD, ST, etc)	PERMIT #
	525	SPRUCE	ST.	
EXAMPLES / PLOT PLAN	SUITE/UNIT(S):			
	TAX JURISDICTION: (Check One)			
	<input type="checkbox"/> 0-Mecklenburg	<input checked="" type="checkbox"/> 1-Charlotte	<input type="checkbox"/> 2-Davidson	<input type="checkbox"/> 3-Cornelius
	<input type="checkbox"/> 4-Pineville	<input type="checkbox"/> 5-Matthews	<input type="checkbox"/> 6-Huntersville	<input type="checkbox"/> 7-Mint Hill
	TAX PARCEL # 11907139		JOB #	
	- INSTRUCTIONS -			
	In the space provided below, draw plot plan as neatly and accurately as possible, from survey if available.			
	<ol style="list-style-type: none"> 1. Draw street(s) and right-of-way(s). 2. Draw property lines with dimensions. 3. Draw proposed and existing buildings showing any attached porch(es), deck(s), chimney(s), carport(s), or garage(s), etc... 4. Show distances of buildings from property lines or other structures. 5. Separate application and plot plan required for each building. 			
	- PLOT PLAN -			

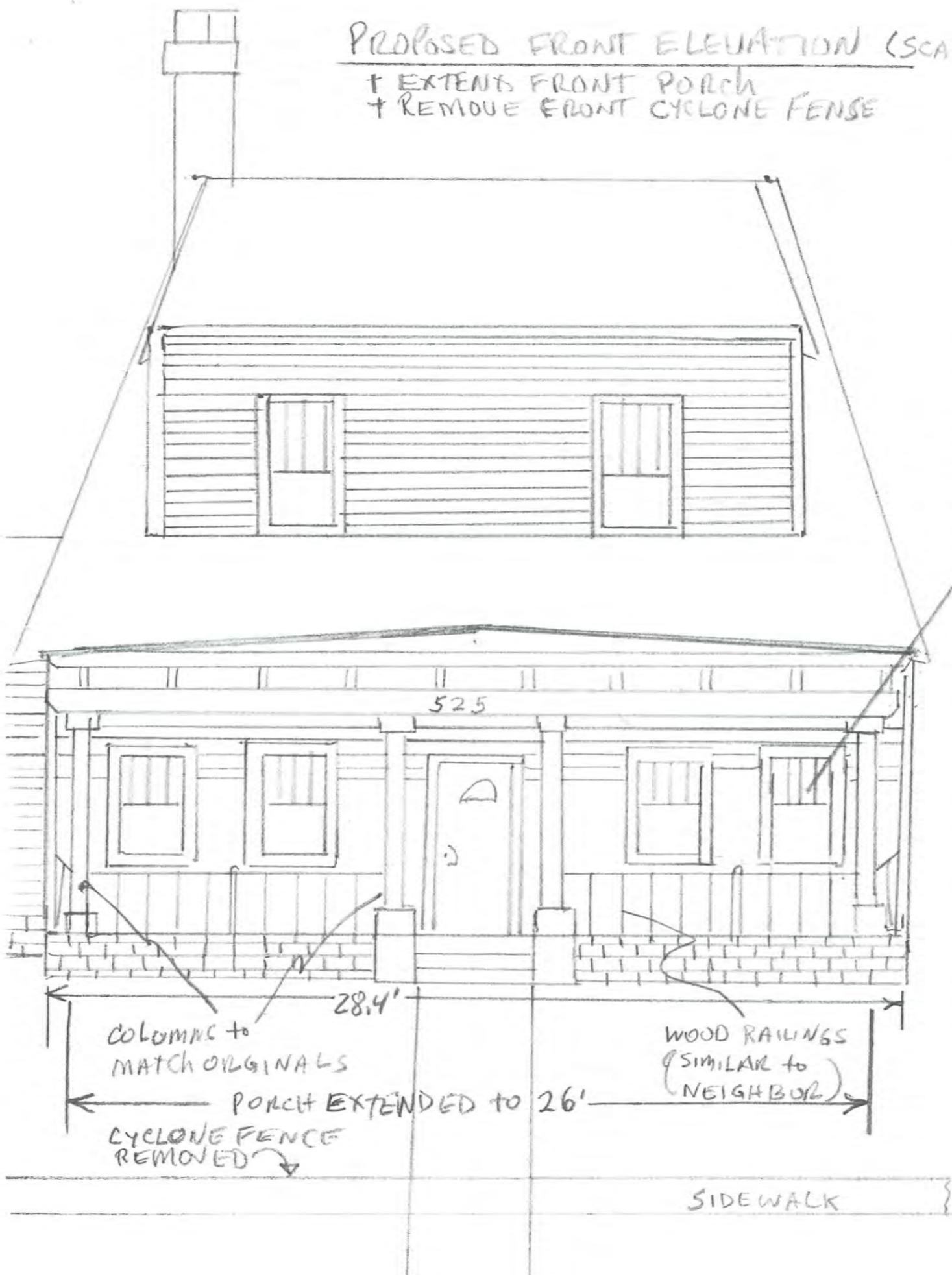


Richard Vandyke

RICHARD VANDYKE

PROPOSED FRONT ELEVATION (SCALE 1/4" = 1'-0")

- + EXTEND FRONT PORCH
- + REMOVE FRONT CYCLONE FENCE

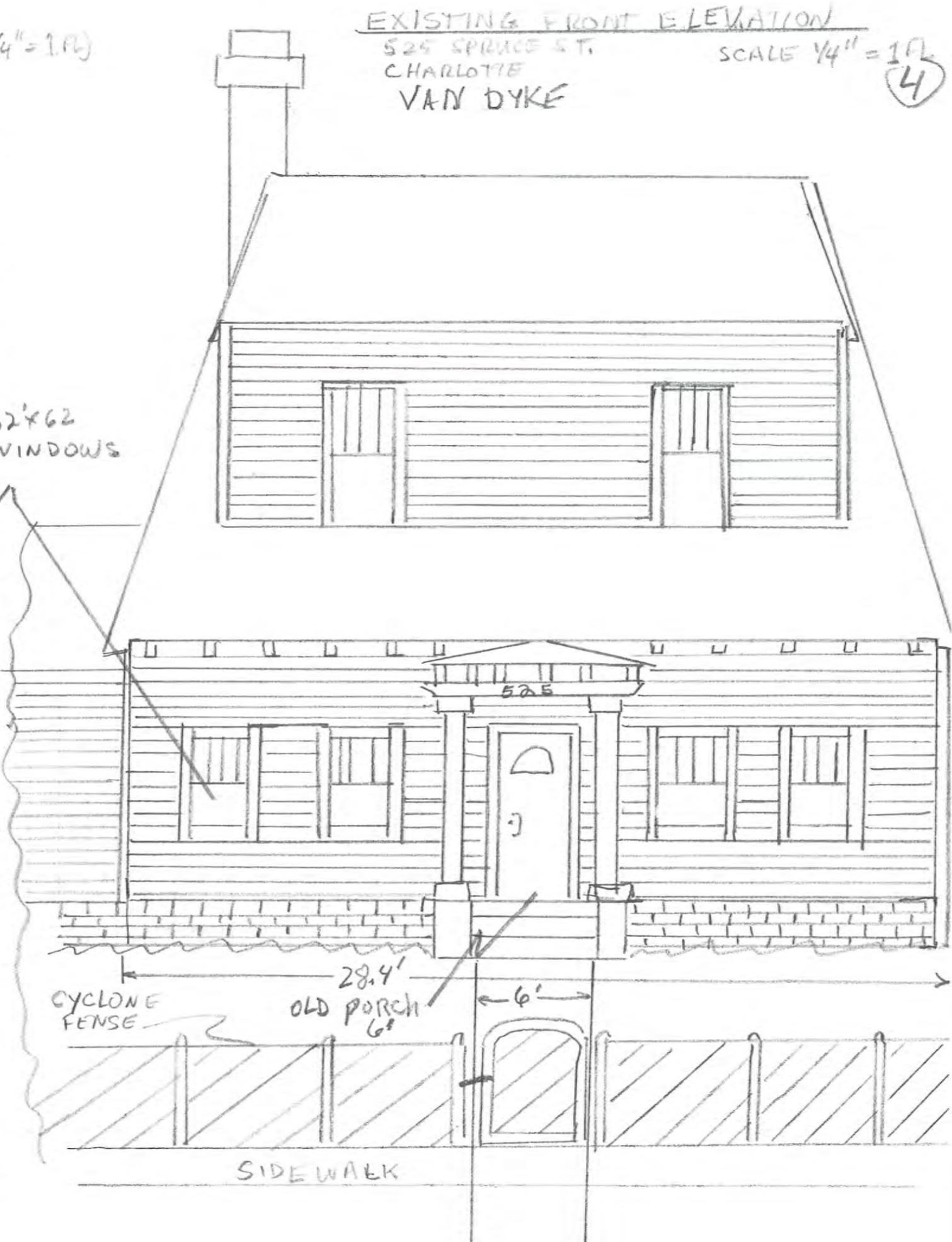


EXISTING FRONT ELEVATION

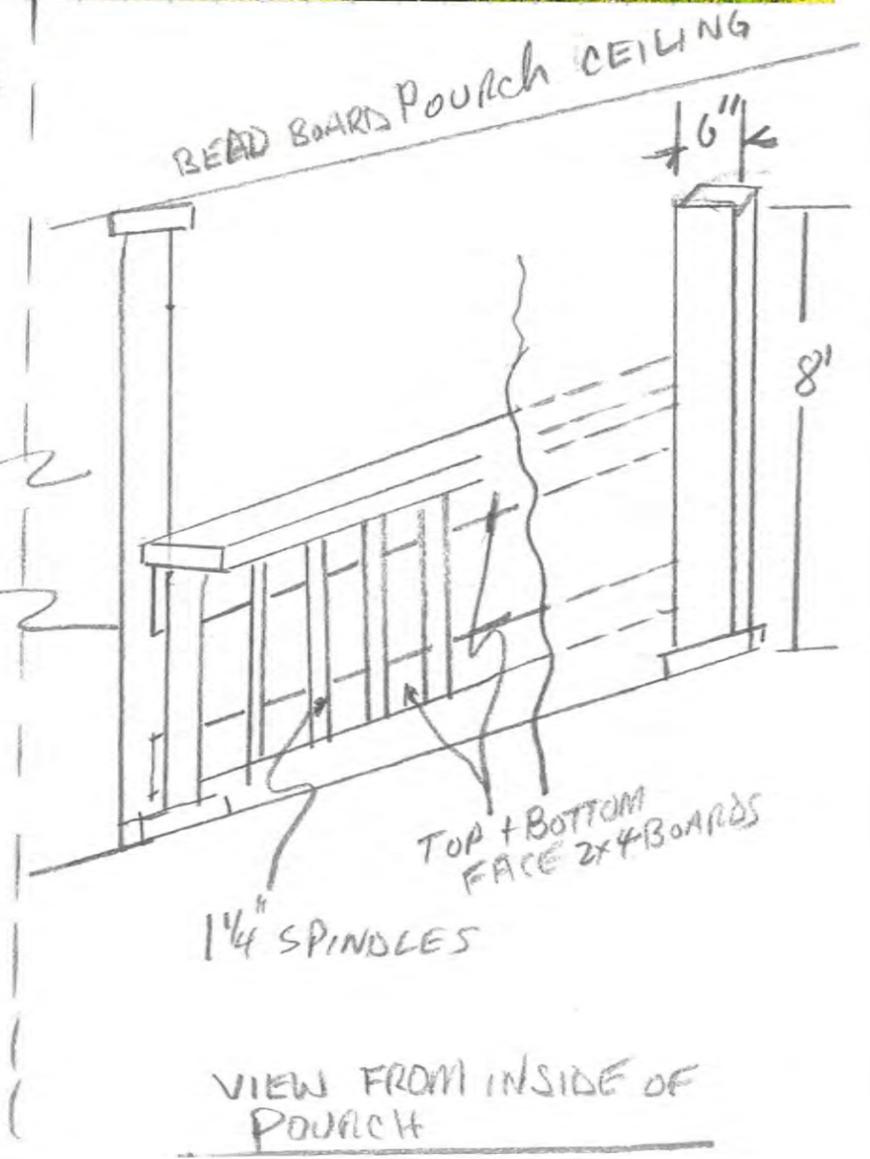
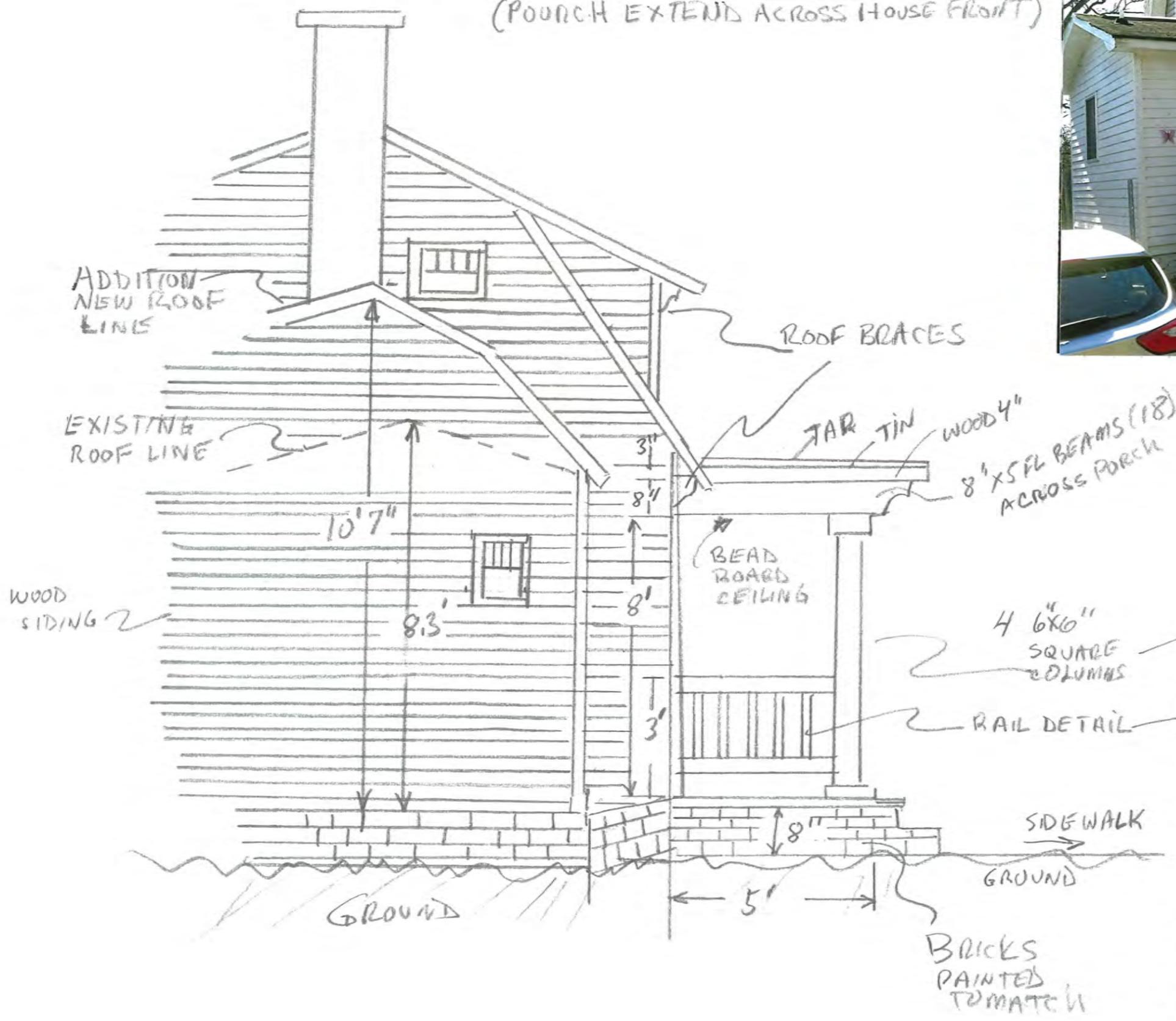
525 SPRUCE ST.
CHARLOTTE
VAN DYKE

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

32'x62'
WINDOWS



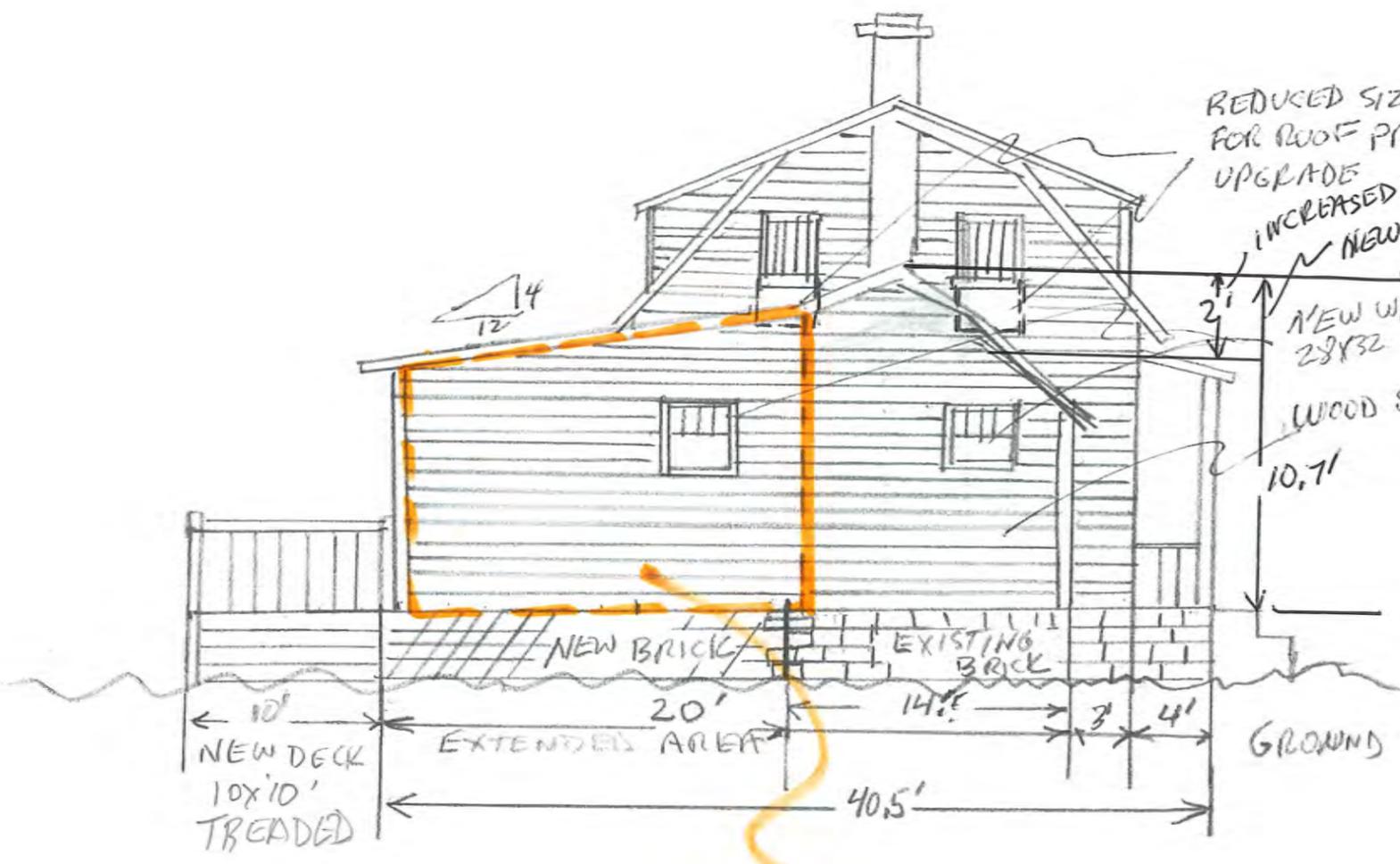
VAN DYKE'S PROPOSED
 FRONT PORCH + SIDE VIEW DETAIL (P-4A)
 (PORCH EXTEND ACROSS HOUSE FRONT)



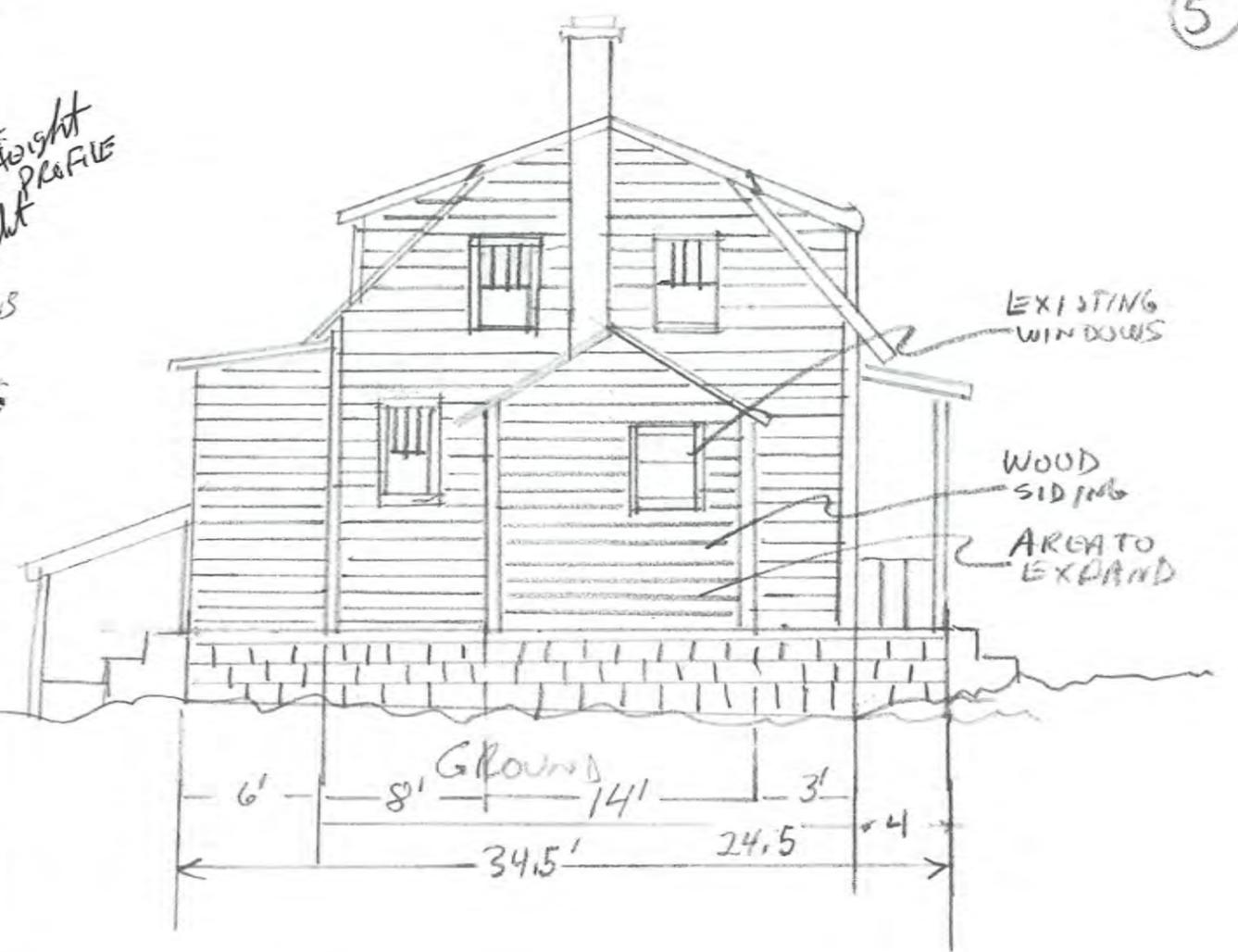
Revised 30 March 2016

April 2016

VAN DYKE-525 SPRUCE
CHARLOTTE
SCALE 1/4" = 2 FT
5



LEFT SIDE ELEVATION
WITH EXTENDED AREA



LEFT SIDE ELEVATION
EXISTING VIEW

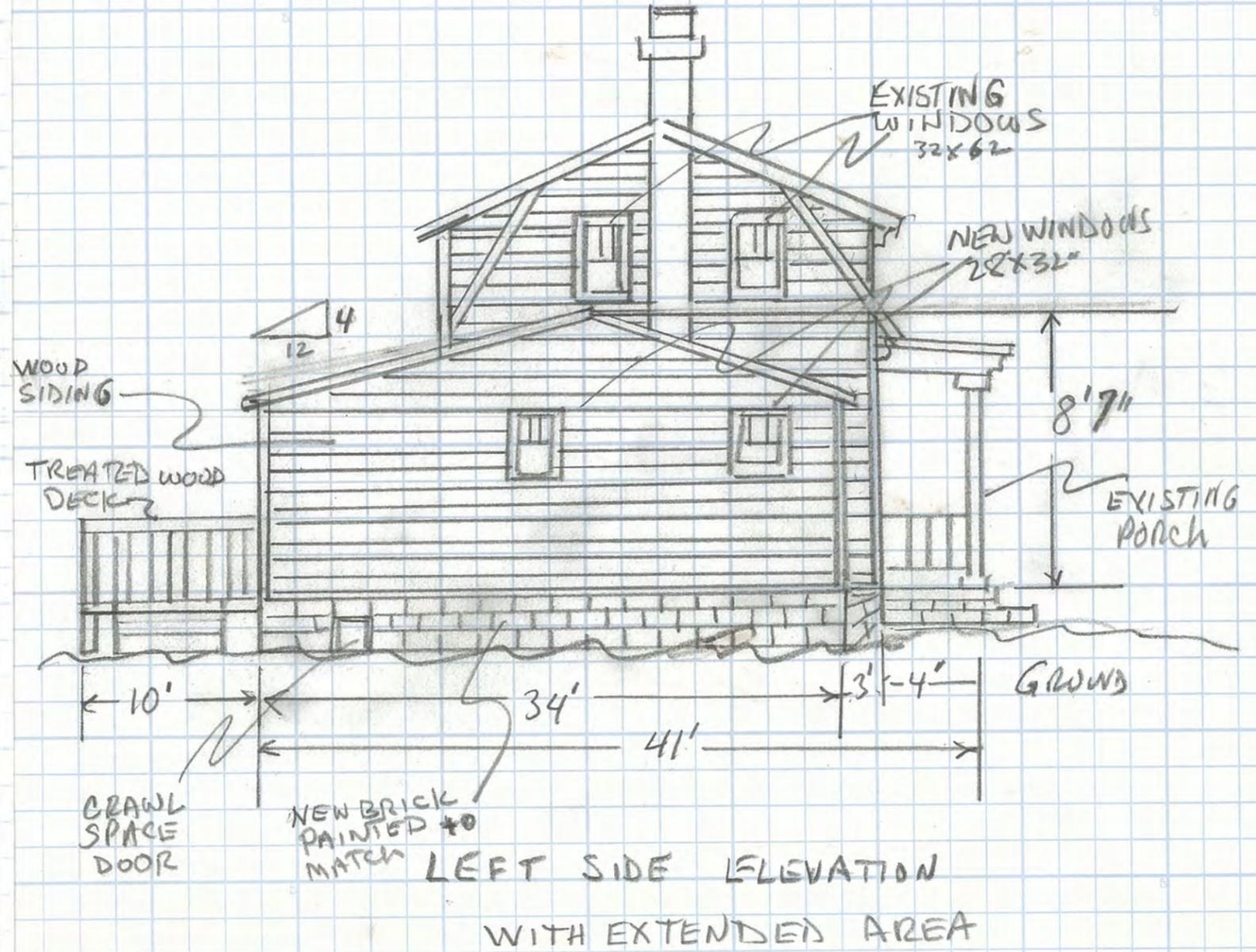
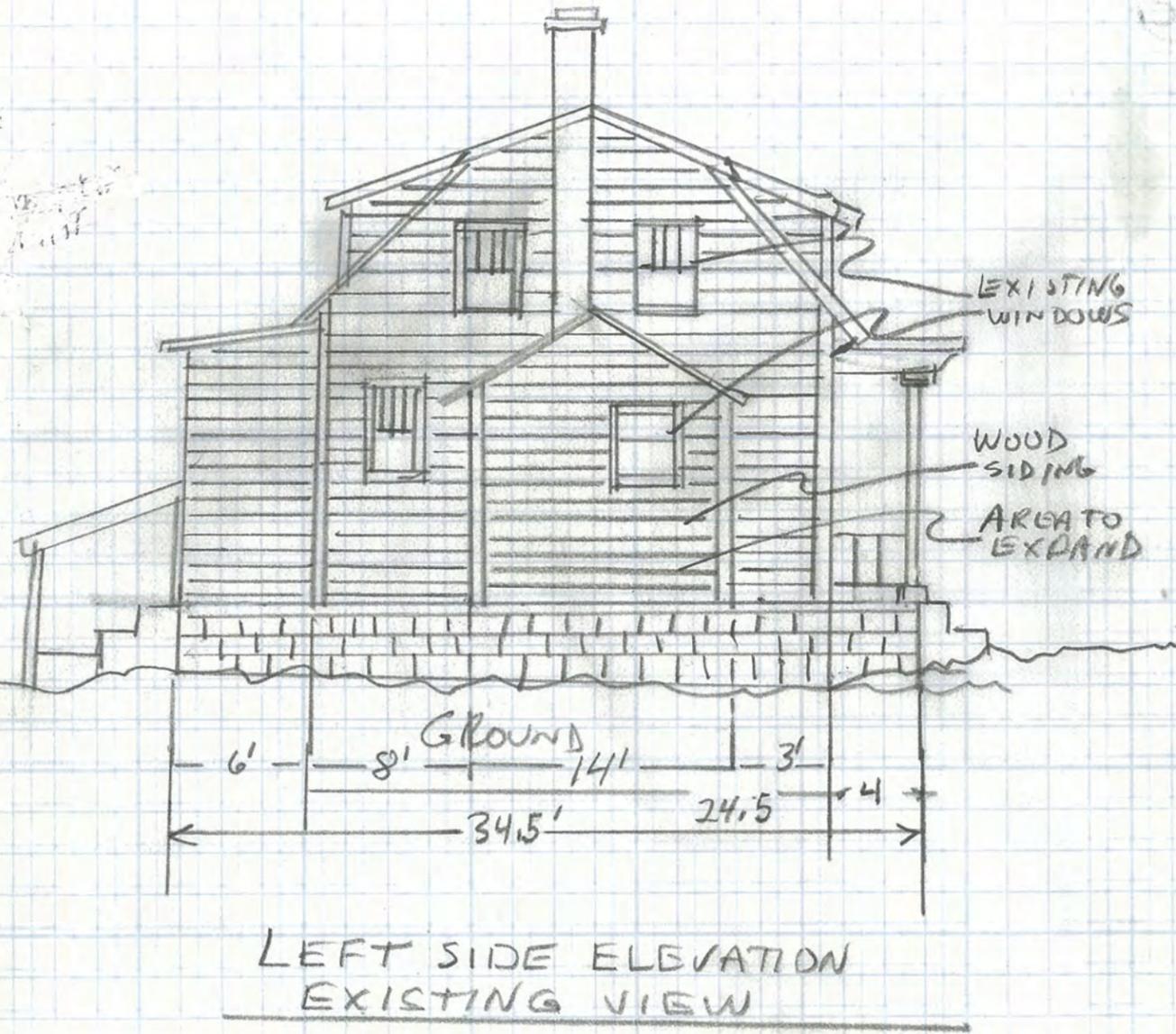
Revised 30 March 2016

May 2016

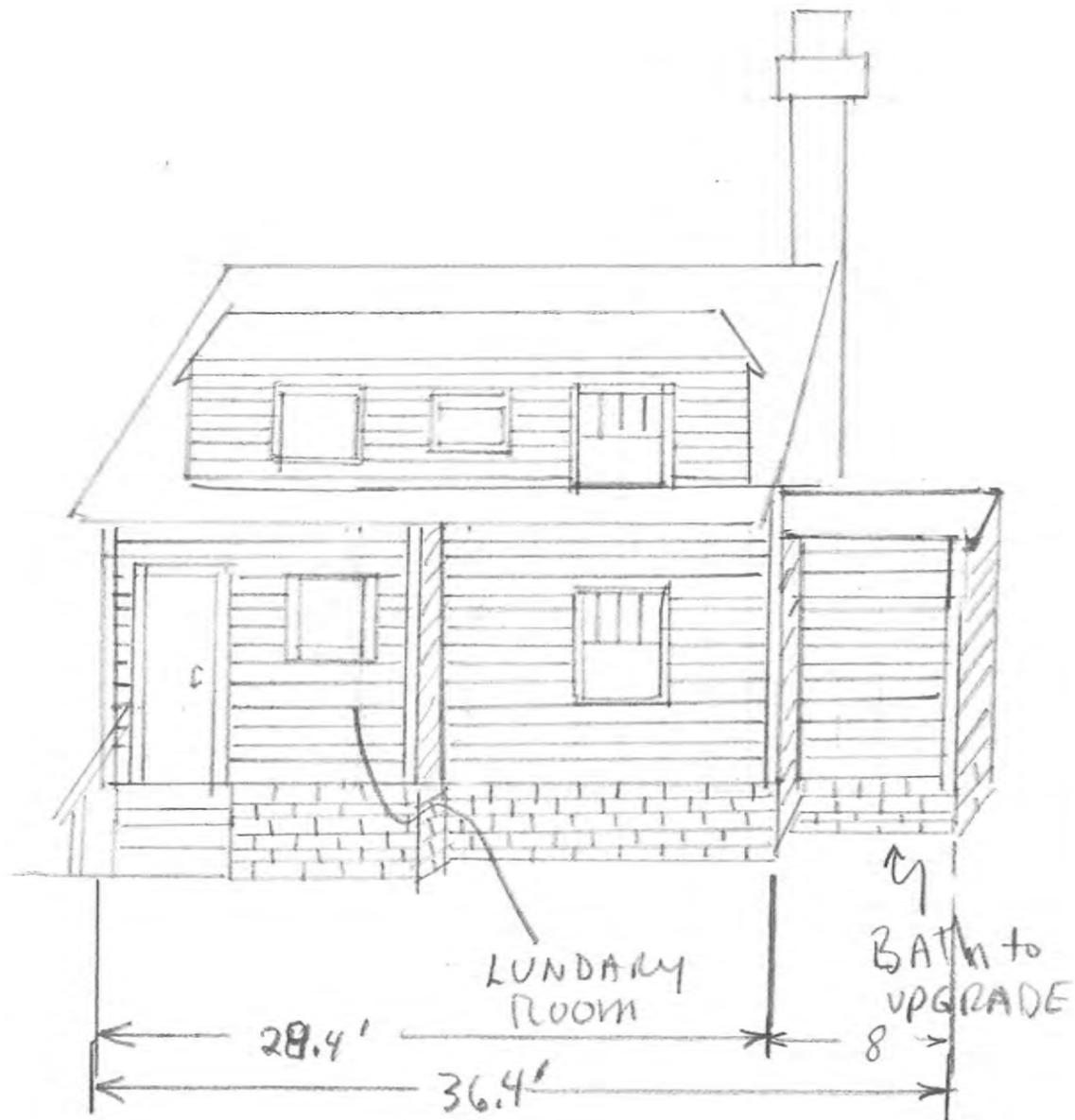
VAN DYKE-525 SPRUCE
CHARLOTTE
SCALE 1/4" = 2 FT

4/28/16

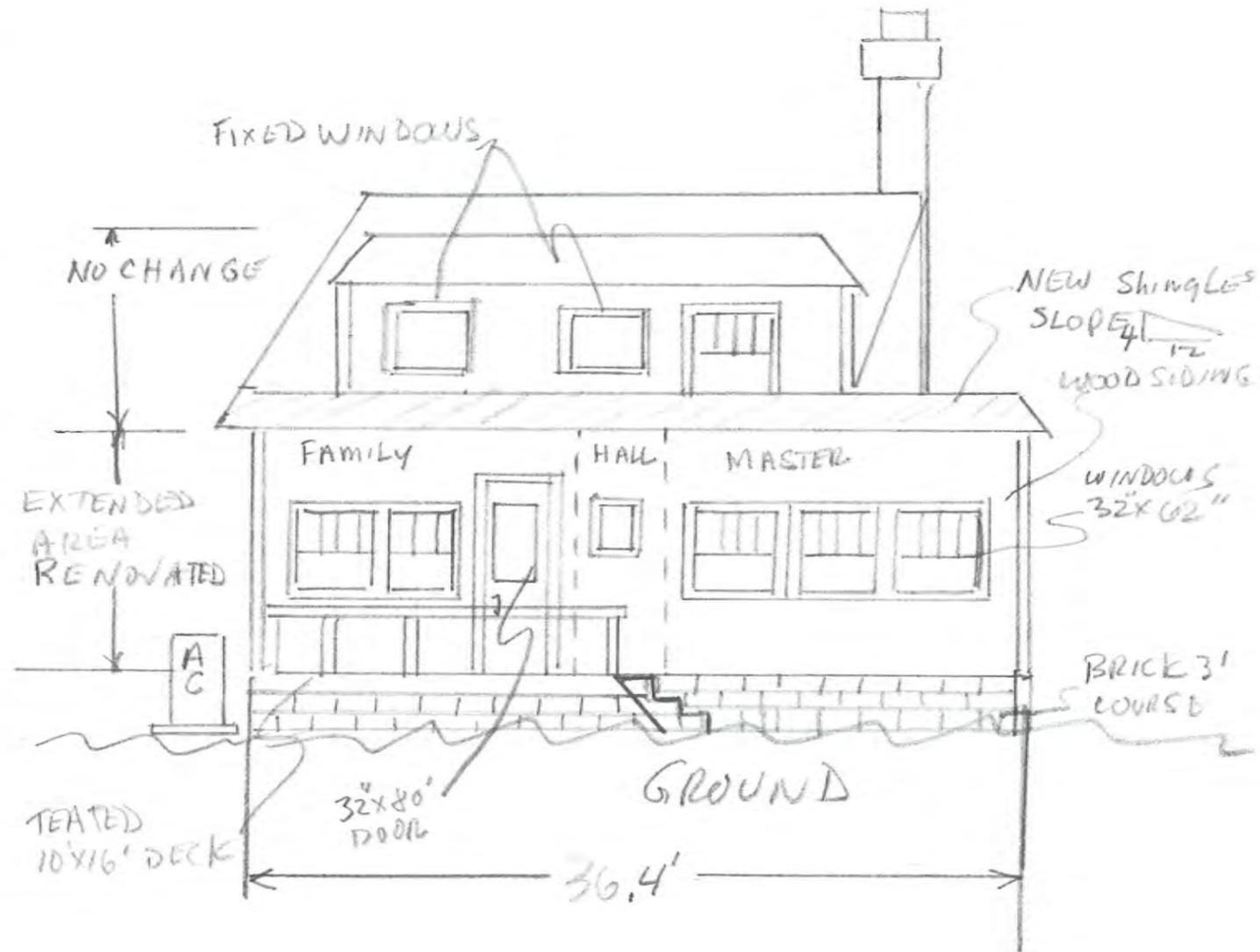
PAGE 5-REVISED PLAN ELEVATION



REAR OF HOUSE BEFORE RENOVATION



REAR AFTER EXTENSION



AREA CALCULATION

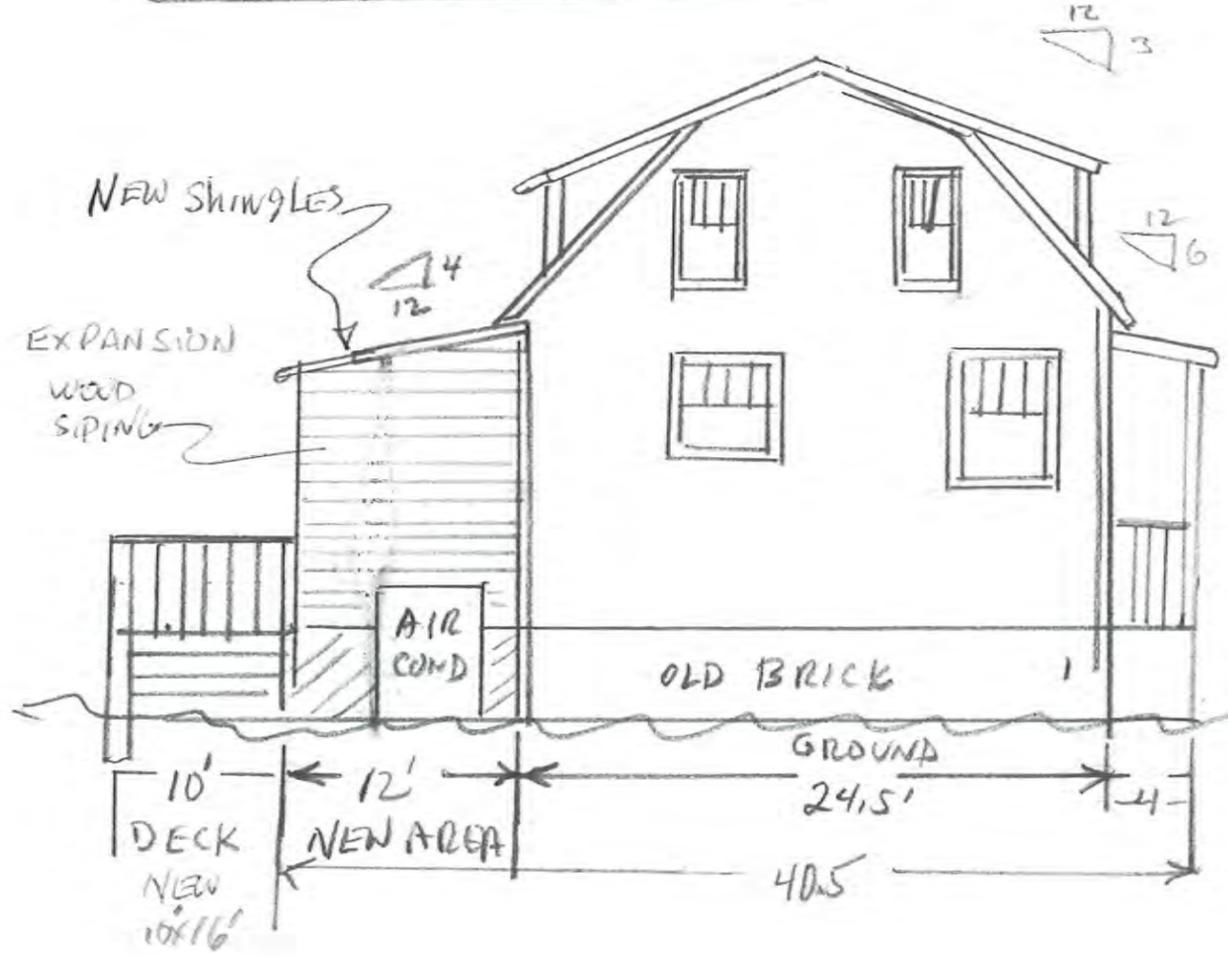
EXISTING FIRST FL = 8732 SF.
EXISTING 2ND FL = 6553 SF.

RENOVATED 1ST FL = 1310.4 SF
RENOVATED AREA = 455

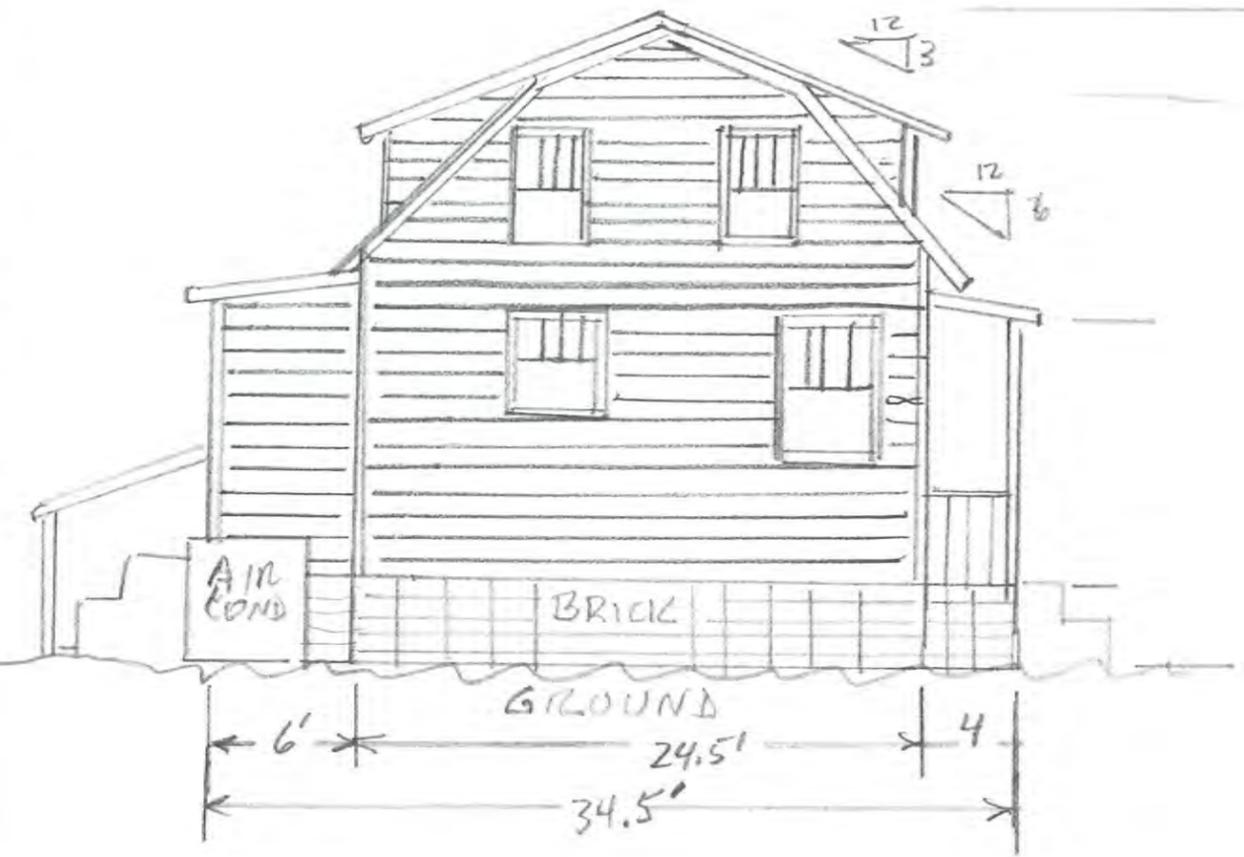
PROPOSED 1ST + 2ND TOTAL = 19652 SF

7

RIGHT SIDE ELEVATION WITH REAR EXPANSION

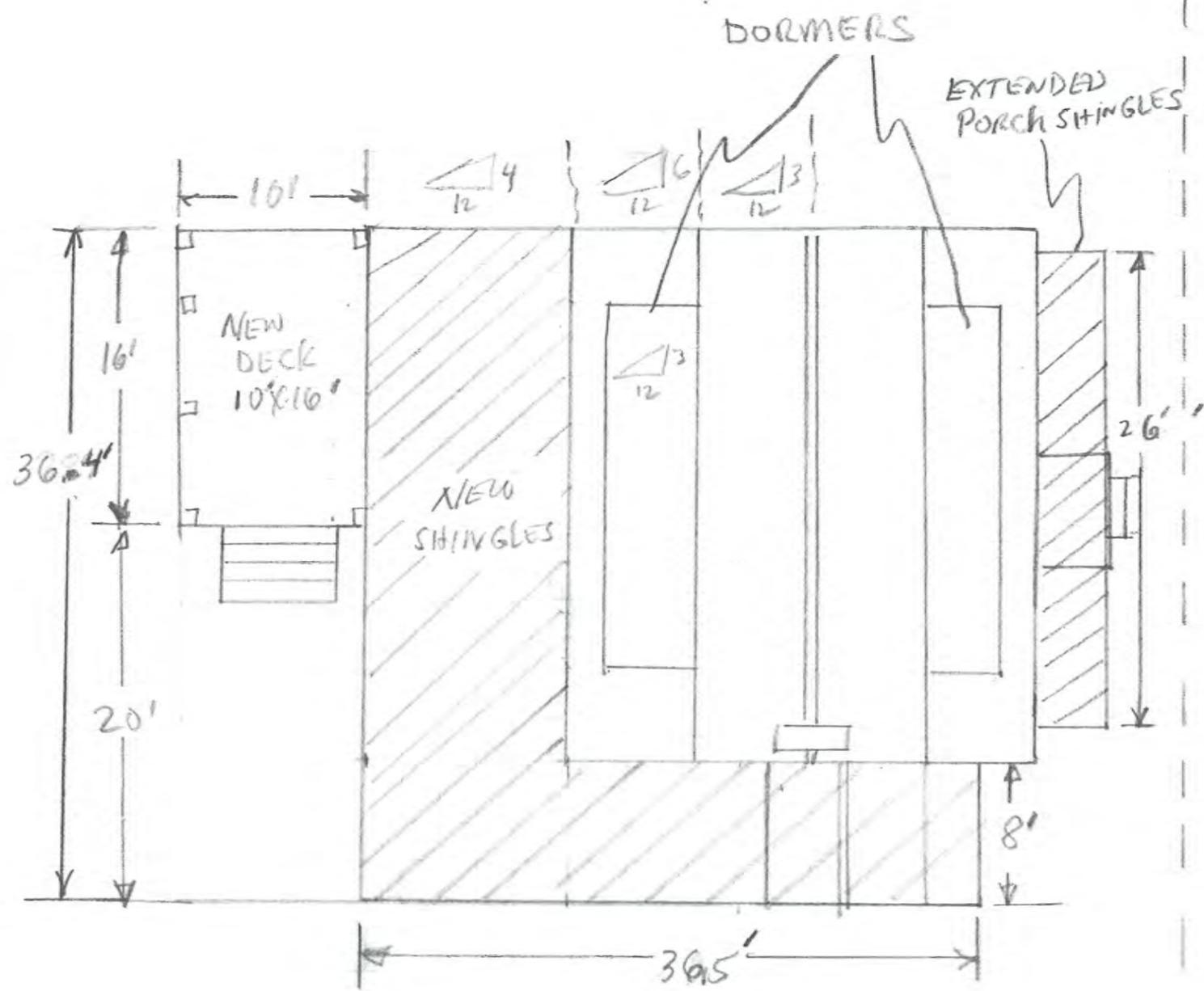


RIGHT SIDE ELEVATION EXISTING PROFILE



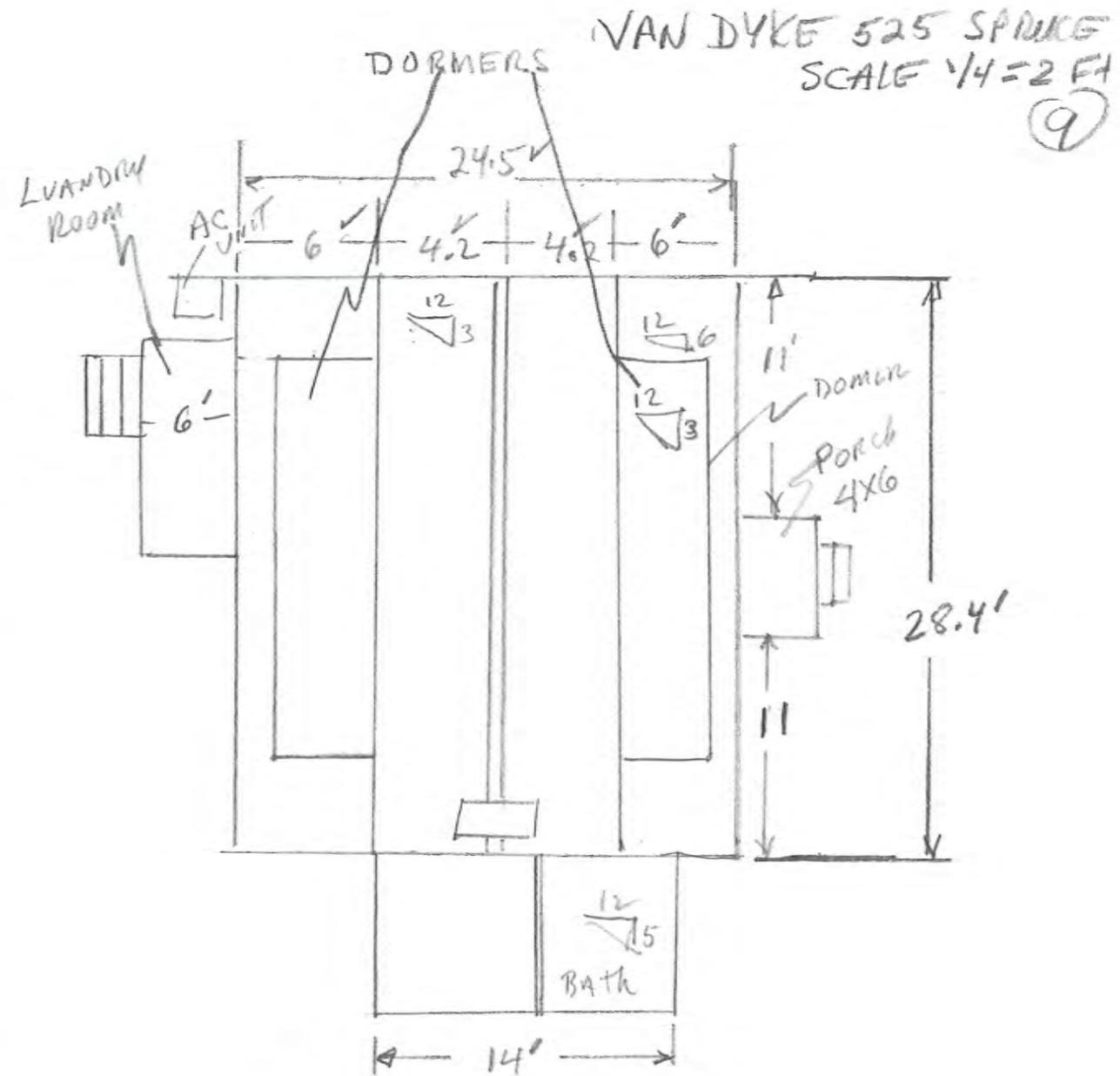
REAR YARD EXTENDS 95 FT TO END





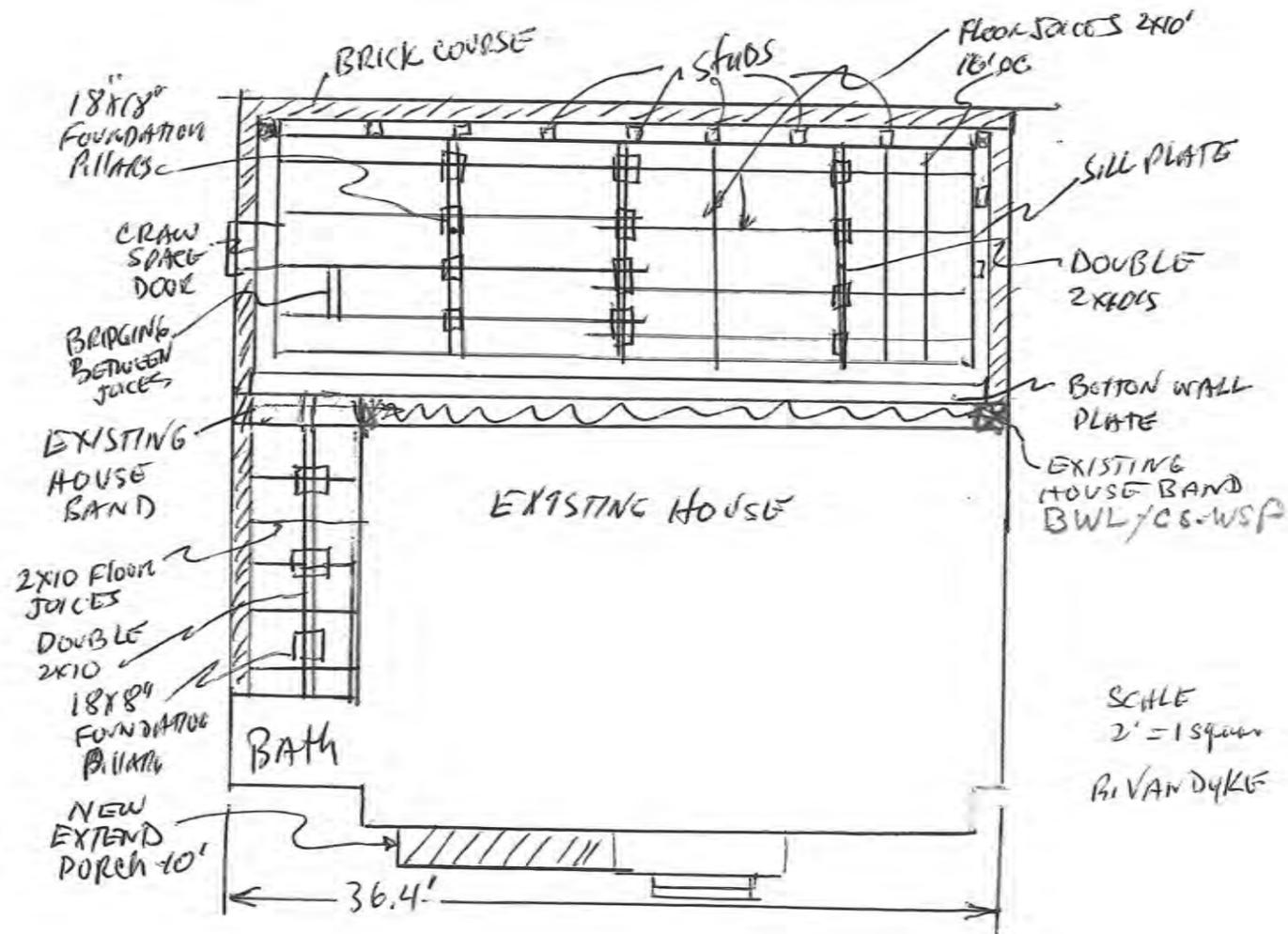
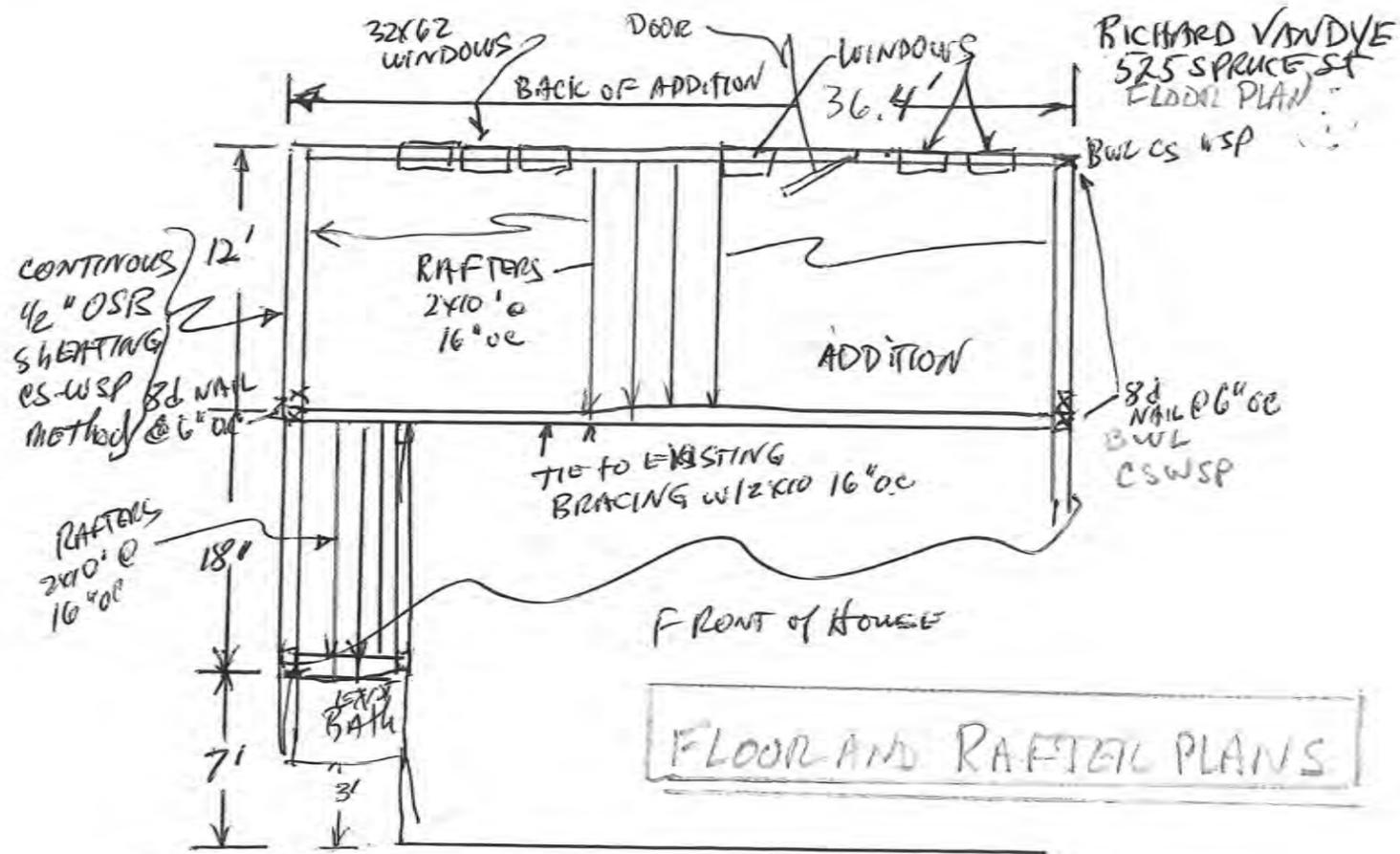
EXPANDED ROOF LINE

SCALE 1/4" = 2 FT

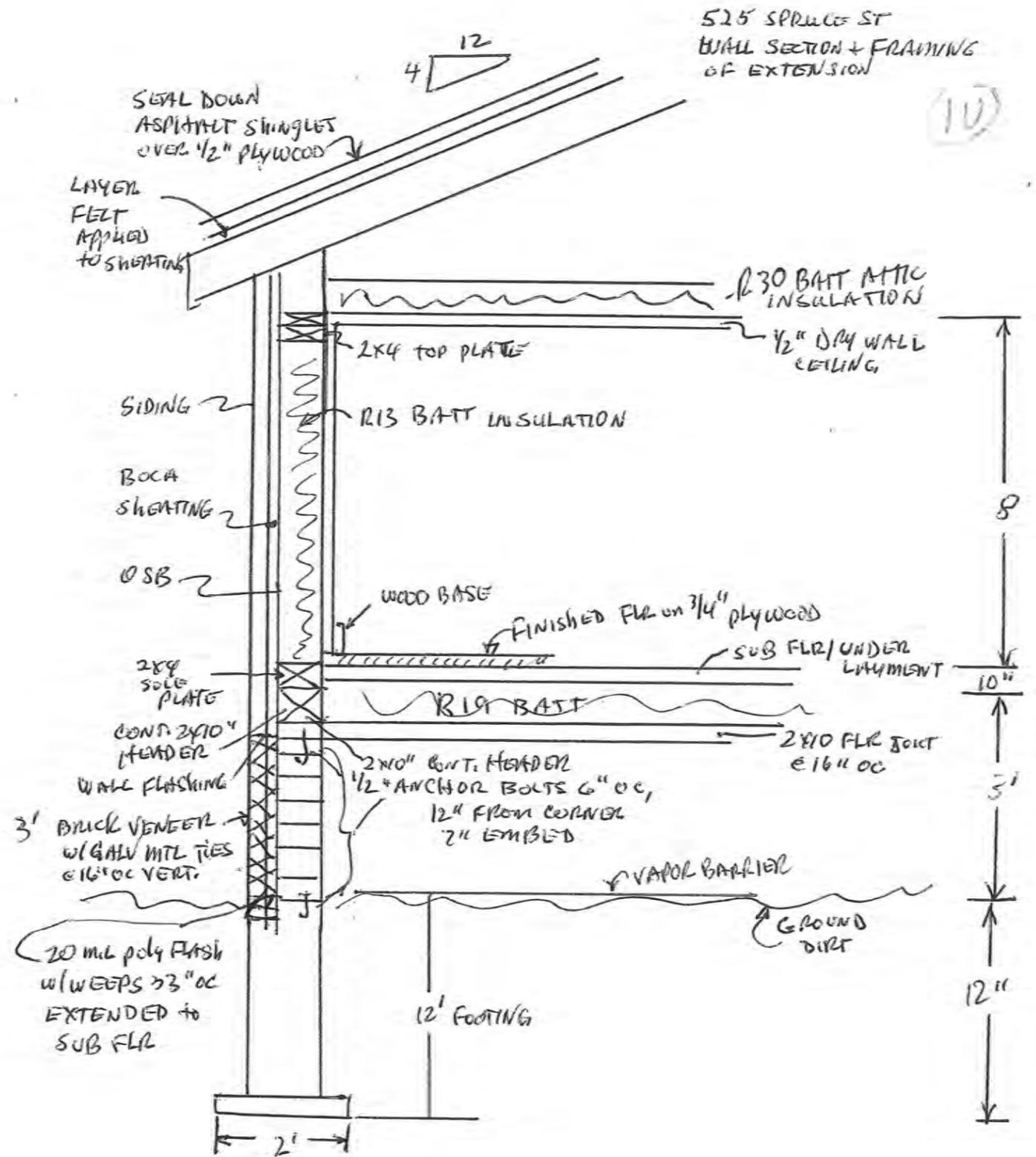


EXISTING ROOF LINE

SCALE 1/4" = 2 FT



SCALE
2" = 1' square
R. VANDYKE



RICHARD VANDYKE
525 SPRUCE RD