

The application was continued for:

- Determine the existing wood siding
- Provide accurate drawings of the existing roof and proposed roof, particularly how the new roof transitions to the existing roof
- Provide a correct representation of the gambrel roof
- Provide a window detail and include dimensions and trim for compatibility with wood siding
- restudy the window arrangement and design on the left side
- Provide a sample of the proposed siding

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2015 Dilworth Road East

SUMMARY OF REQUEST: Addition, alternate material

APPLICANT/OWNER: Alan Primack

The application was continued for the following items: 1) Determine the existing wood siding dimensions, 2) Provide accurate drawings of the existing roof and proposed roof, particularly how the new roof transitions to the existing roof. Provide a correct representation of the gambrel roof, 3) Provide a window detail and include dimensions and trim for compatibility with wood siding, 4) Restudy the window arrangement and design on the left side, and 5) Provide a sample of the proposed siding.

Details of Proposed Request

Existing Conditions

The existing structure is a two story Dutch Colonial Revival house constructed in 1926. Materials are brick and lap wood siding. A screened porch is located on the right side.

Proposal

The proposal is an addition and new porch columns. The left side addition is on the right side and replaces the side porch. The applicant is applying for fiber cement lap siding. Front porch materials are fiber cement and wood. Windows are wood with exterior muntins.

Revised Proposal – July 11, 2018

1. The applicant has revised the roof detail on the left side and how it transitions from the existing roof.
2. The window pattern and sizes on the left side have been revised.

Design Guidelines-Additions, page 7.2

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

Continued on page 2.

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

1. The proposed addition is secondary to the main house. The proposal meets the applicable for additions - Roof Form and Materials, 6.10.
2. The proposal meets the guideline for Doors and Windows, 6.12.
3. The proposal meets the guidelines for additions, 7.2 and is not incongruous with the District.

Charlotte Historic District Commission Case 2018-241
HISTORIC DISTRICT: DILWORTH
ADDITION/FRONT PORCH CHANGES

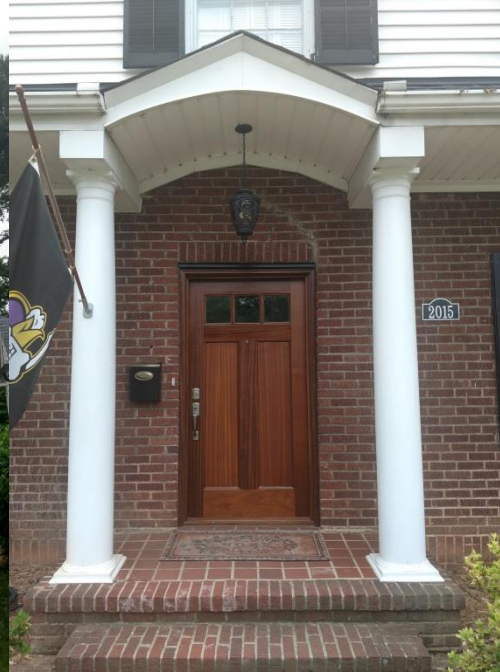


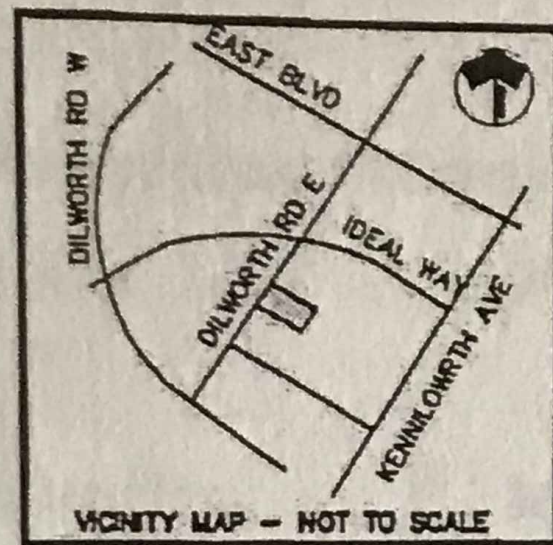
- 2015 Dilworth Rd E
- Dilworth Historic District
- Property Lines
- Building Footprints

June 8, 2018

EXISTING CONDITIONS

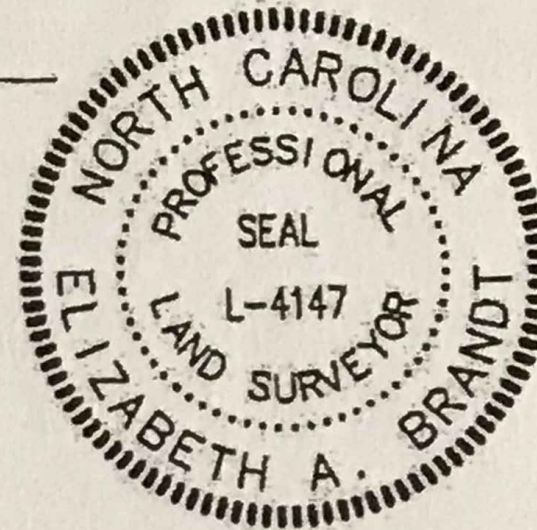






SIGNED *Elizabeth A. Brandt*
HARRIS ENGINEERING
NC #C-1170
1325 HARDING PLACE
CHARLOTTE, NC 28204
(704) 334-1325

DRAWN BY: EAB
CHECKED BY: EAB
REVISED:



PART OF DILWORTH
BLOCK 9 LOT 9
TERRY HEATH
DB 4407 PG 159

PART OF DILWORTH
BLOCK 9 LOT 10
ERIC LEVINSON
DB 20668 PG 881

NOTES:

PROPERTY SUBJECT TO ANY AND ALL
EASEMENTS AND RIGHT-OF-WAYS WHICH
MAY BE RECORDED.

THIS SURVEY IS OF AN EXISTING PARCEL OF
LAND AND DOES NOT CREATE OR CHANGE
EXISTING CENTERLINE OR RIGHT OF WAY.

AREA COMPUTED BY COORDINATE METHOD.

PROPERTY IS ZONED R-3.

LOT MAY BE SUBJECT TO DEED RESTRICTIONS.

HARRIS ENGINEERING DOES NOT CLAIM THAT
ALL RESTRICTIONS AND EASEMENTS ARE
SHOWN HEREON. COMPLETE TITLE
INFORMATION WAS NOT PROVIDED UPON
COMPLETION OF THIS SURVEY.

RESTRICTIONS FOR LOT 1 FOUND IN DEED
BOOK 541 PAGE 20. RESTRICTIONS FOR THIS
LOT NOT FOUND BY SURVEYOR.

PART OF DILWORTH
BLOCK 9 LOT 3
DAVID K GELBACH
DB 7057 PG 757

PART OF DILWORTH
BLOCK 9 LOT 1
CHERYL CARPENTER
DB 26758 PG 398

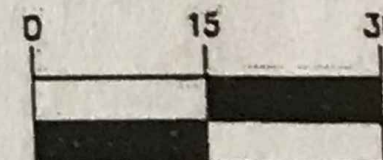
LOT 2
BLOCK 9
8,459 SF
0.19 AC
#2015

TWO STORY
BRICK / FRAMED
PARTIAL BASEMENT

SUNROOM

PAVERS
ALONG SIDE
EXITING DRIVE

GRAPHIC SCALE
1 inch = 30 ft.



DILWORTH ROAD EAST
70' PUBLIC RIGHT-OF-WAY

LEGEND

EIR EXISTING IRON ROD
N.I.R. SET IRON ROD

PROPOSED SITE PLAN

SCALE : NTS

Carolina Classic Builders

10612 Providence Rd
Suite D203
Charlotte, NC 28277



REVISIONS

DATE	REVISION INFO.
04/27/18	CLIENT COMMENTS
05/11/18	HISTORIC REVIEW
06/09/18	FOR PERMIT
06/28/18	HISTORIC REVIEW

DESIGNED FOR:

PRIMACK RESIDENCE
2015 DILWORTH RD EAST
CHARLOTTE, NC

DRAWN BY: DOUGLAS FAULHABER
SCALE: 1/4" = 1'-0"
DATE: 05/11/18
PROJECT NO.:

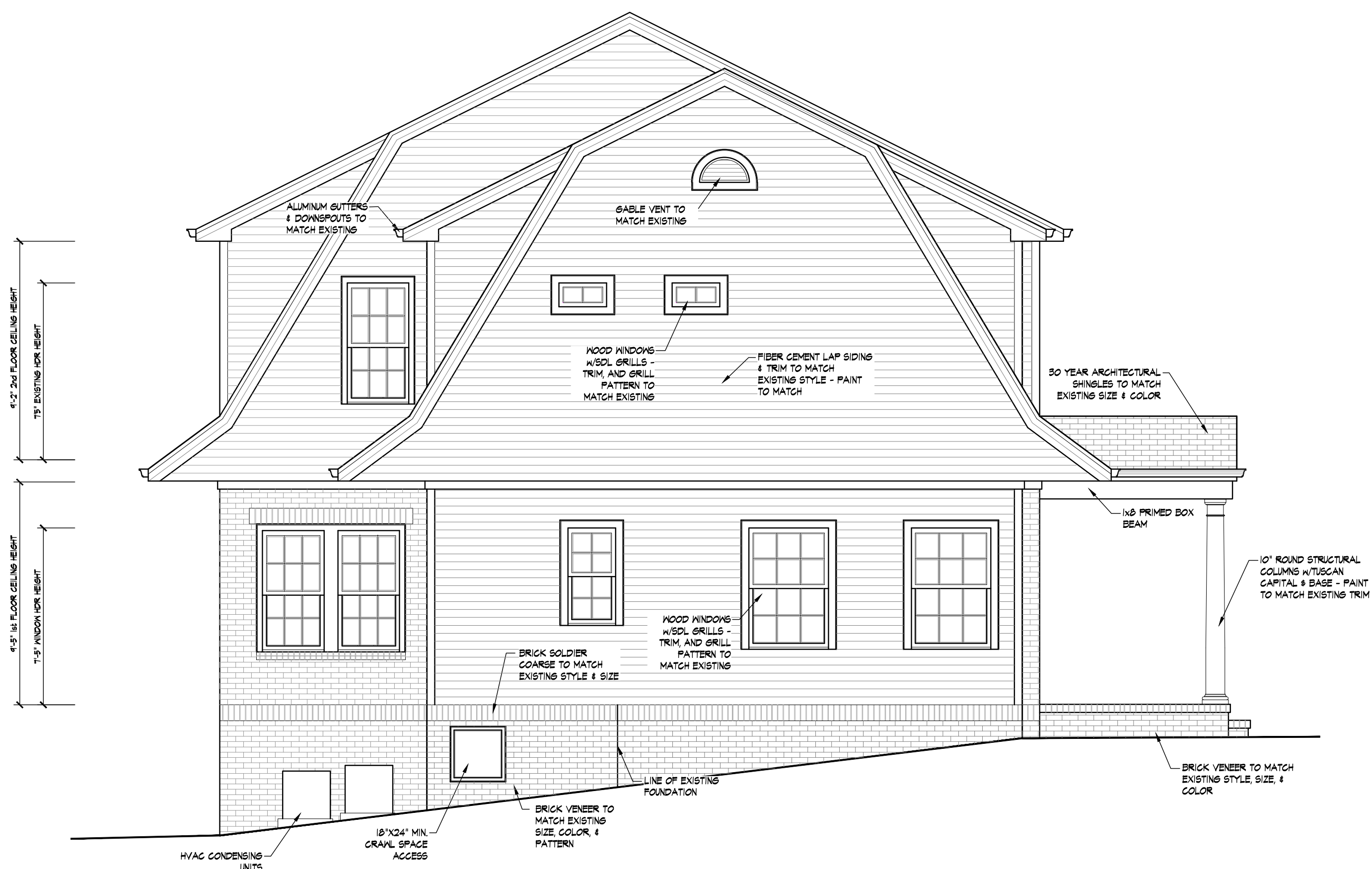
BUILDING DATA
FIRST FLOOR HTD SQ FOOTAGE = 1240
SEC FLOOR HTD SQ FOOTAGE = 11144
FIRST FLOOR ADDITION SQ FT = 251
SECOND FLOOR ADDITION SQ FT = 251
FRONT PORCH SQ FT = 128

SHEET NO.:

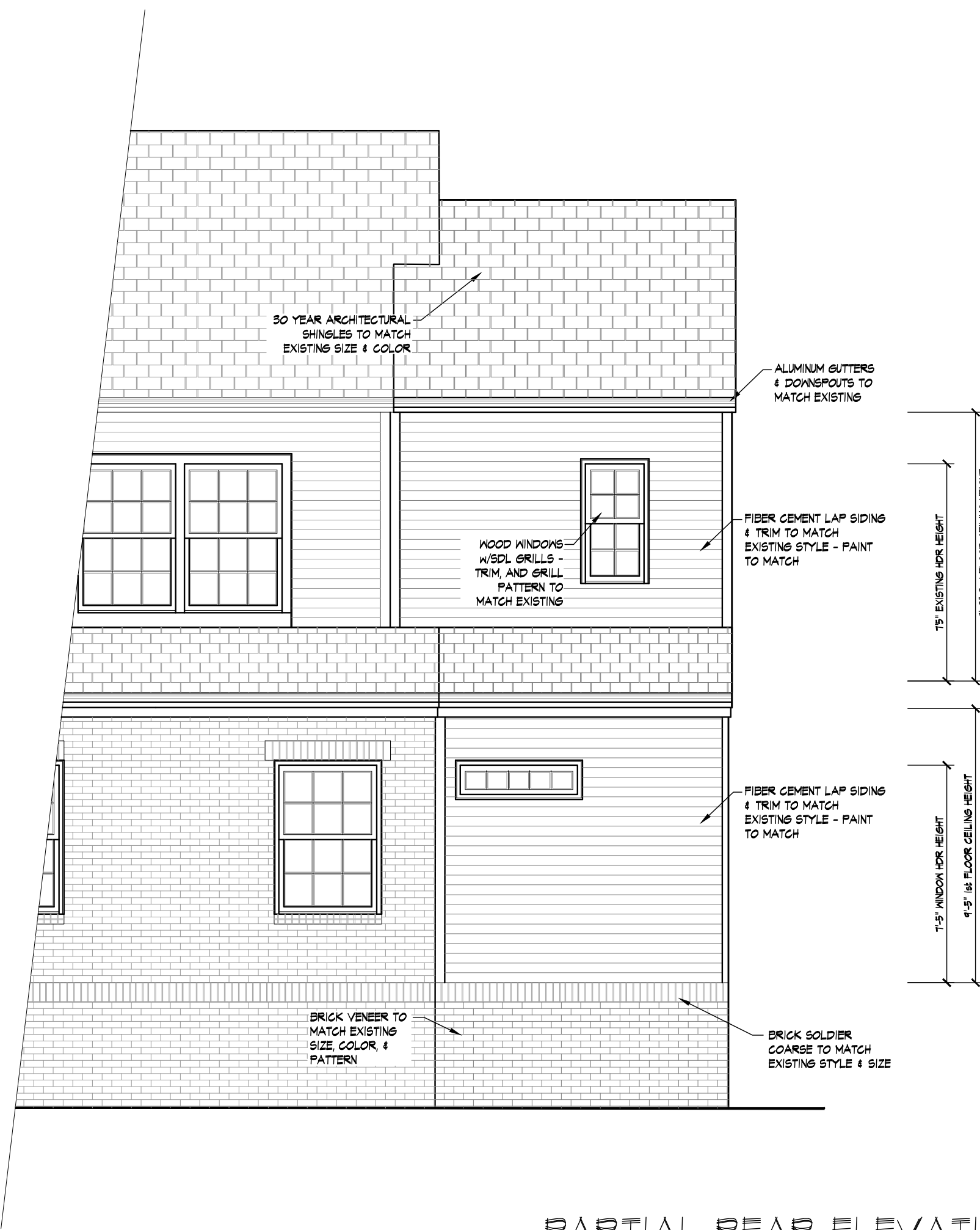
A1

PROPOSED PLAN

JUNE



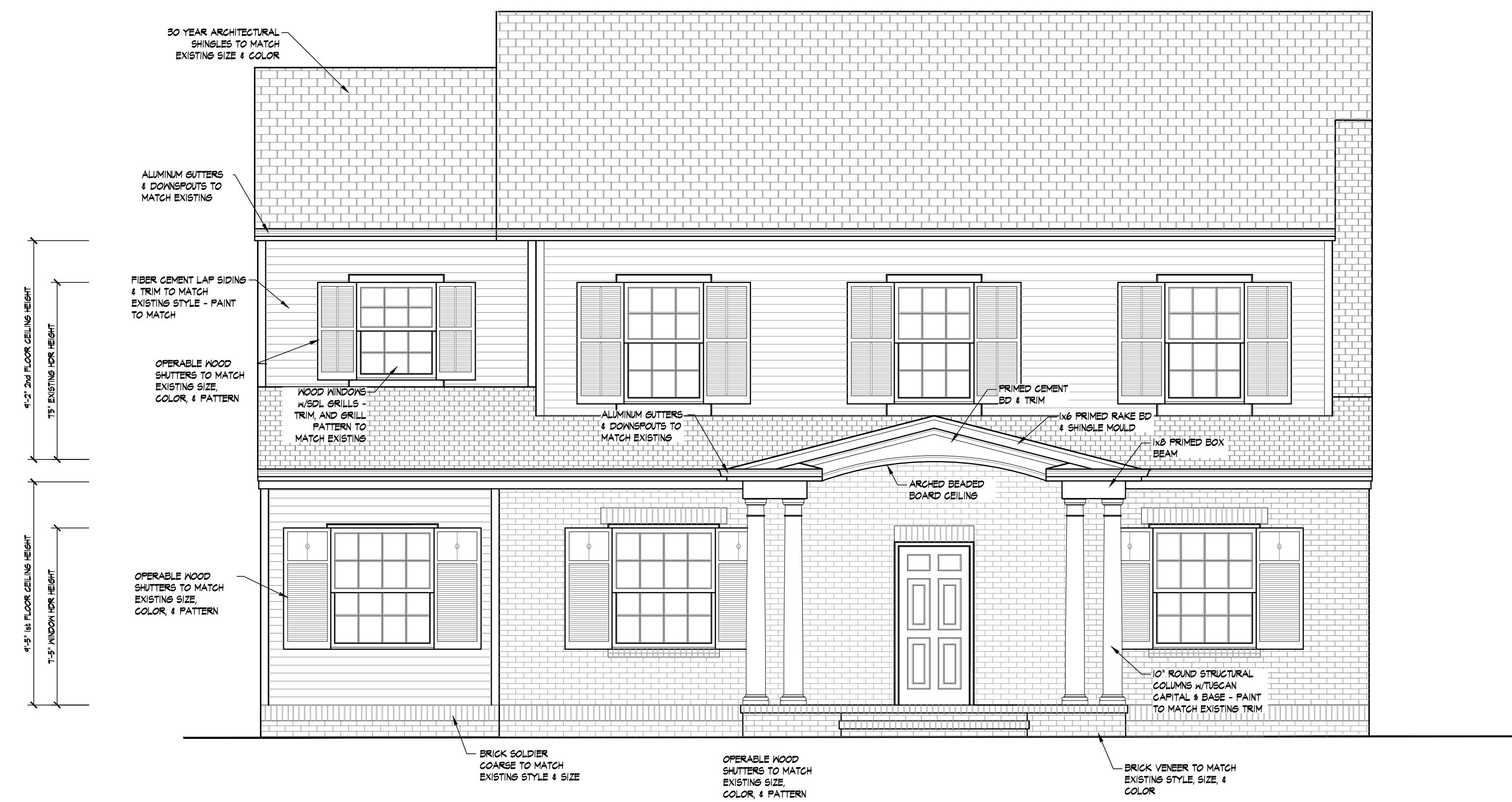
LEFT ELEVATION
SCALE : 1/4" = 1'-0"



PARTIAL REAR ELEVATION
SCALE : 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE : 1/4" = 1'-0"



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

Carolina Classic Builders
10612 Providence Rd
Suite D203
Charlotte, NC 28277

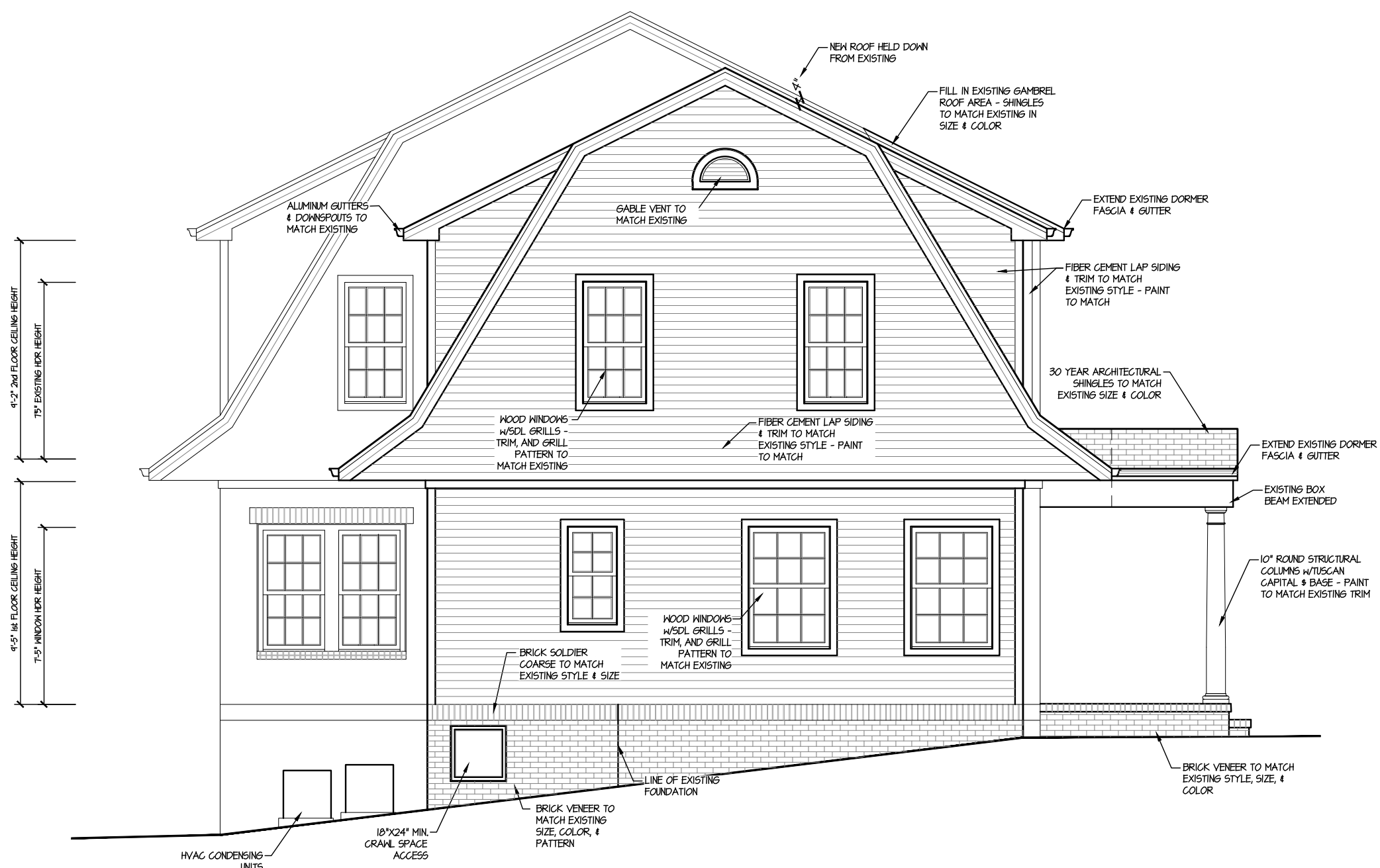


REVISIONS		REVISION INFO.
DATE	CLIENT COMMENTS	HISTORIC REVIEW
04/27/18		
05/11/18		

DESIGNED FOR:	PRIMACK RESIDENCE
	2015 DILWORTH RD EAST
	CHARLOTTE, NC
DRAWN BY:	DOUGLAS FAULHABER
SCALE:	1/4" = 1'-0"
DATE:	05/11/17
PROJECT NO.:	

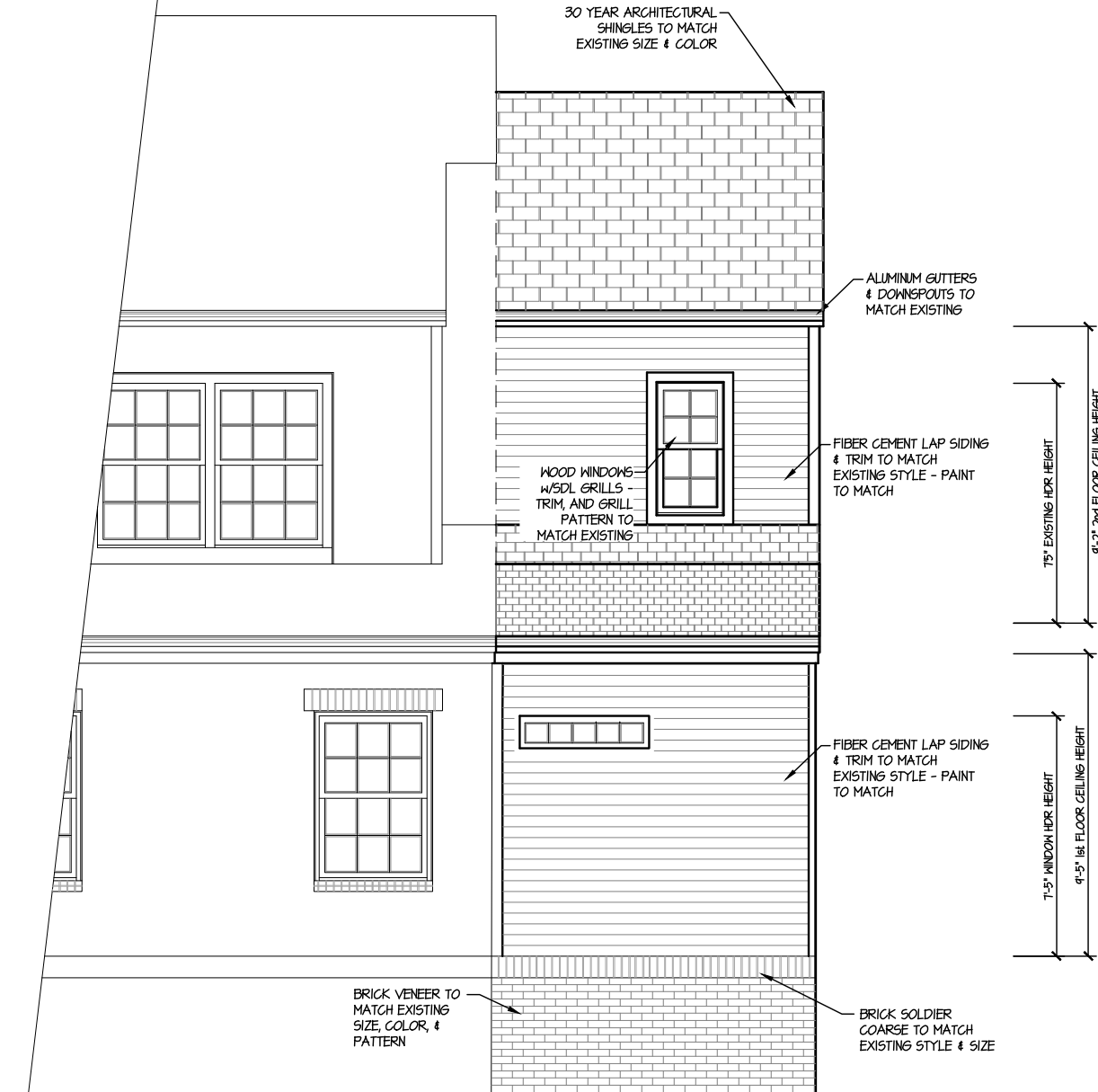
SHEET NO.:
A2
ELEVATIONS

JULY



② SIDE ELEVATION

SCALE : 3/16" = 1'-0"



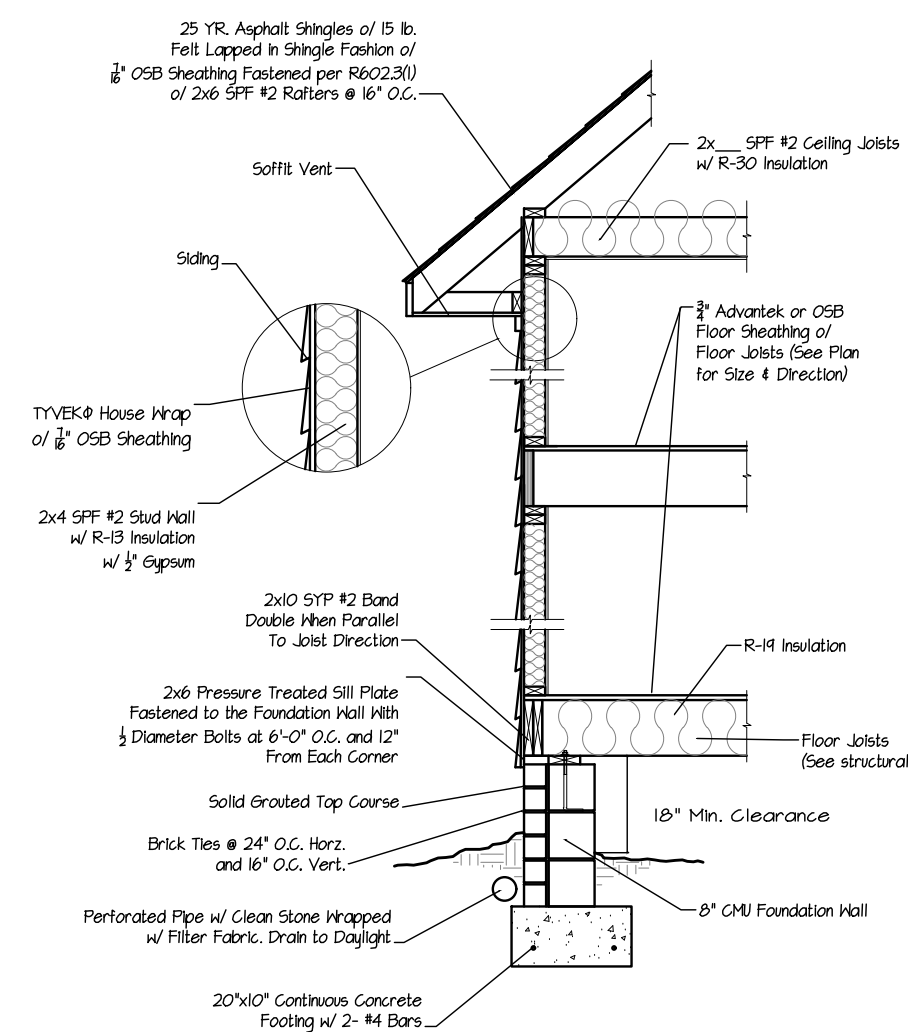
③ PARTIAL REAR ELEVATION

SCALE : 3/16" = 1'-0"



① FRONT ELEVATION

SCALE : 3/16" = 1'-0"



④ TYPICAL WALL SECTION

SCALE : NTS

Carolina Classic Builders
10612 Providence Rd
Suite D203
Charlotte, NC 28277



REVISIONS				
DATE	REVISION INFO.	CLIENT COMMENTS	HISTORIC REVIEW	FOR PERMIT
04/27/18				
05/11/18				
06/08/18				

DESIGNED FOR:	PRIMACK RESIDENCE	
	2015 DILWOTH RD EAST CHARLOTTE, NC	
DRAWN BY:	DOUGLAS FAULHABER	
SCALE:	1/4" = 1'-0"	
DATE:	05/11/18	
PROJECT NO.:		

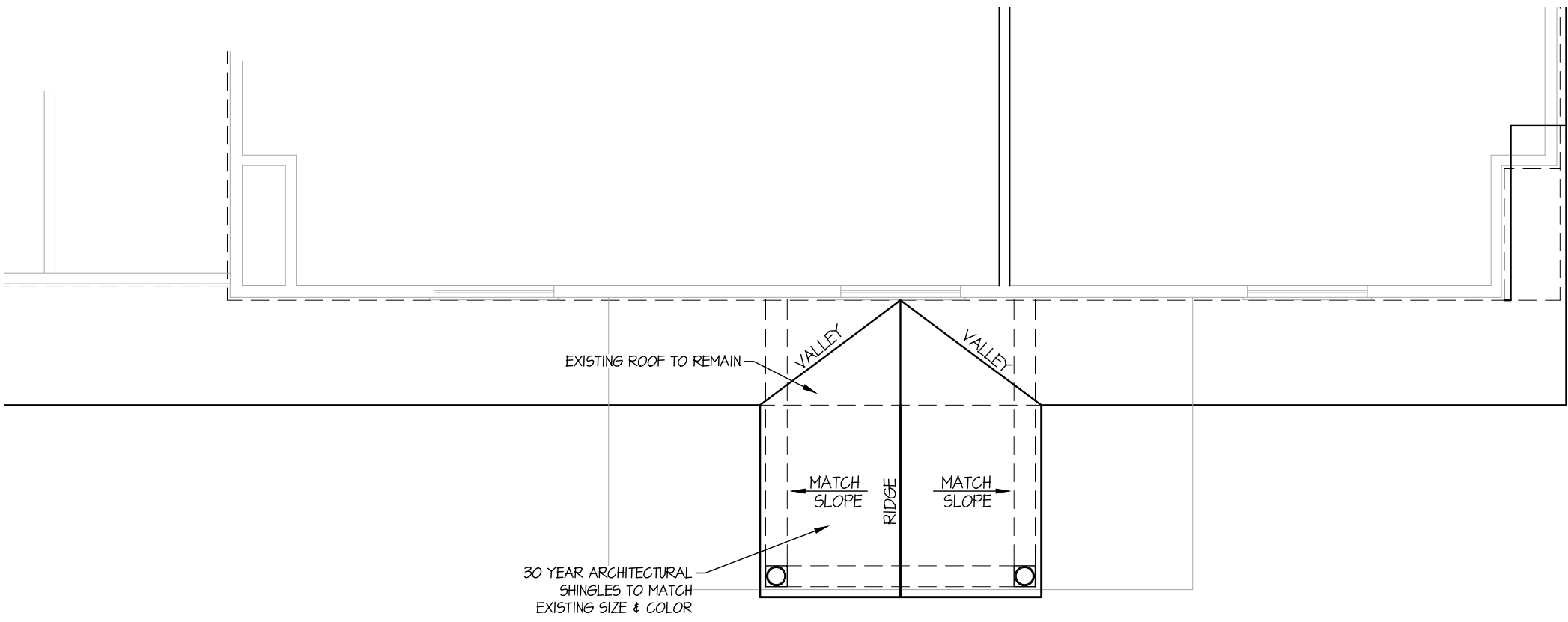
SHEET NO.:

A4
ELEVATIONS



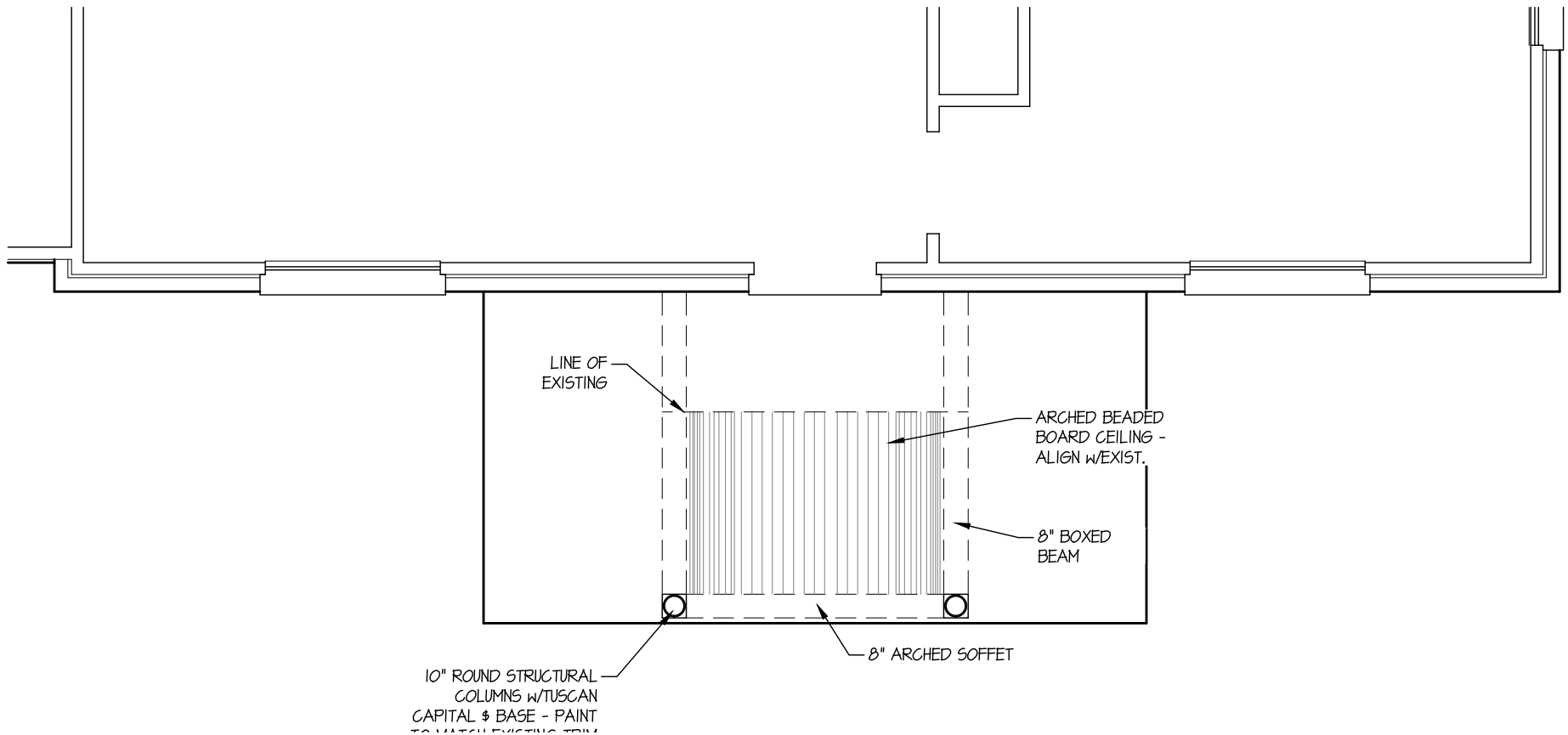
REVISIONS				
DATE	REVISION INFO.	CLIENT COMMENTS	HISTORIC REVIEW	FOR PERMIT
04/27/18				
05/11/18				
06/06/18				

DESIGNED FOR:	PRIMACK RESIDENCE	
	2015 DILWOTH RD EAST CHARLOTTE, NC	
DRAWN BY:	DOUGLAS FAULHABER	
SCALE:	1/4" = 1'-0"	
DATE:	05/11/18	
PROJECT NO.:		



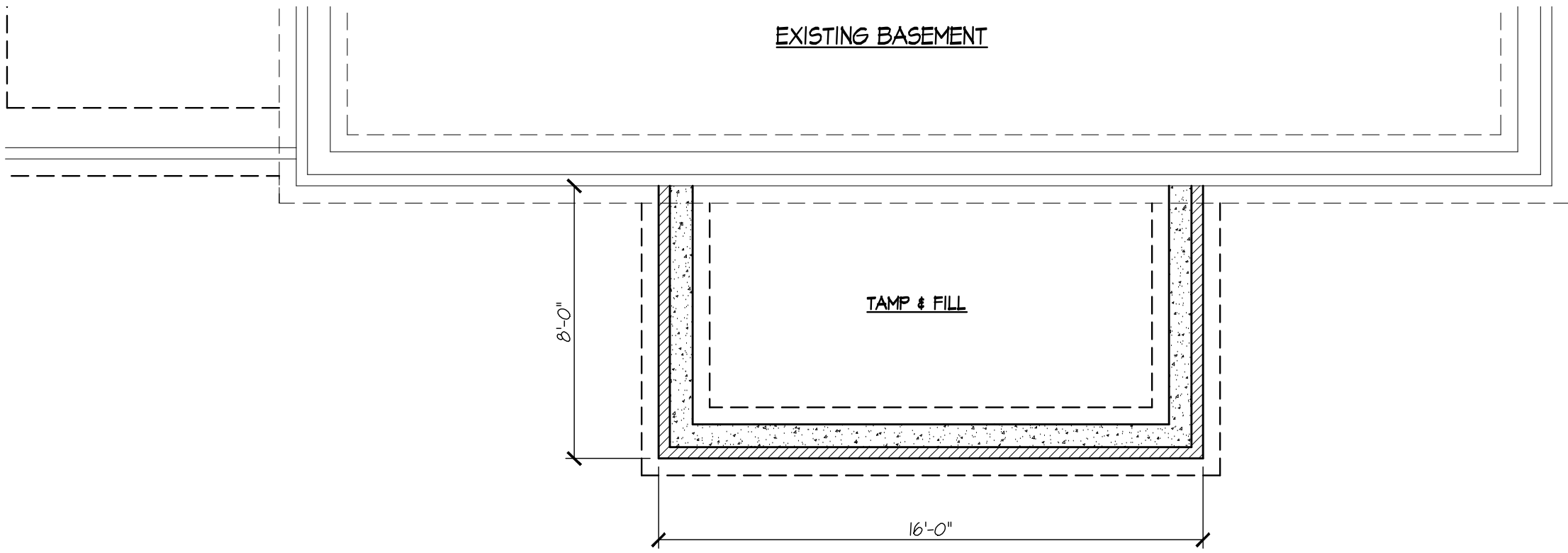
PORCH ROOF PLAN

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



PORCH PLAN

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



PORCH FOUNDATION PLAN

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

2" CONTINUOUS ALUMINUM SOFFIT VENT = 8 SQ.IN./FT. OF VENT AREA RIDGE
VENT = 12.5 SQ.IN./FT. OF VENTED AREA

NOTE: BUILDER TO CONFIRM THE SQ.IN./FT. VENTED AREA WITH THEIR MANU.
OF VENTING PRODUCTS USED FOR THIS CONSTRUCTION. SO THEY WILL
COMPLY WITH THE CALCULATED SQ.IN./FT. OF VENTED AREA REQUIRED.

ATTIC AREA = 257 SQ.FT. X 144 = 37008
DIVIDED BY 300 = 124 SQ.IN.

20 L.F. SOFFET VENT X 8 SQ.IN./FT. = 160.00 SQ.IN. SOFFET VENT AREA
TOTAL RIDGE & SOFFIT VENT AREA = 160.00 SQ.IN.

ARCH. SHINGLES W/ 15# FELT -TYP.

2X RAFTER -SEE STRUCTURAL

SHEATHING -SEE STRUCTURAL -TYP.

1X8 PRIMED FIBER CEMENT W/1X3 SHINGLE MOULDING ATTACHED TO SHEATHING-PAINT TO MATCH EXISTING

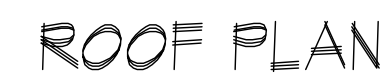
FIBER CEMENT LAP SIDING TO MATCH EXISTING - PTD.

SHEATHING -SEE STRUCTURAL -TYP.

SCALE : 3/4" = 1'-0"



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



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

10612 Providence Rd
Suite D203
Charlotte, NC 28277



REVISIONS	
DATE	REVISION INFO.
04/27/18	CLIENT COMMENTS
05/11/18	HISTORIC REVIEW
06/09/18	FOR PERMIT
06/28/18	HISTORIC REVIEW

SIGNED FOR:
PRIMACK RESIDENCE
2015 DILWOTH RD EAST
CHARLOTTE, NC

DRAWN BY: DOUGLAS FAULHABER
SCALE: 1/4" = 1'-0"
DATE: 05/11/18
PROJECT NO.:

SHEET NO.:

A3

FLOOR PLANS

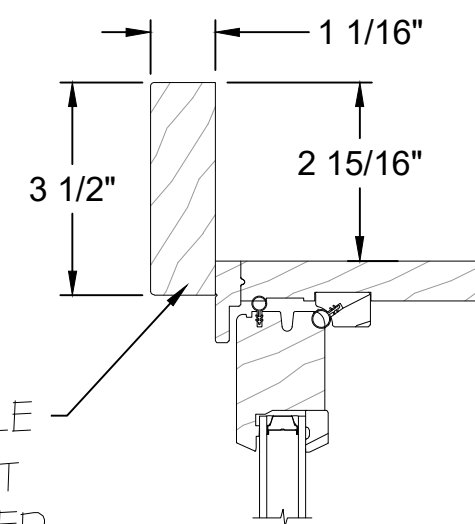
Note: 16"x8" screened foundation vent = .50 sq.ft.
Vented area required: 1 sq.ft. per every 150 sq.ft. of crawl space.

CALCULATIONS:
crawl space 232 sq.ft. divided by 150 sq.ft. = 1.55
1.55 sq.ft. required vented area
1.55 sq.ft. required vented area divided by .50 sq.ft. = 3.09 required vents needed
number of vents provided on plan = 4

OR

Per NCBC r408.2; under-floor space ventilation may be reduced to a ratio of 1/1500 by application of 6mil. vapor barrier to under-floor ground surface:

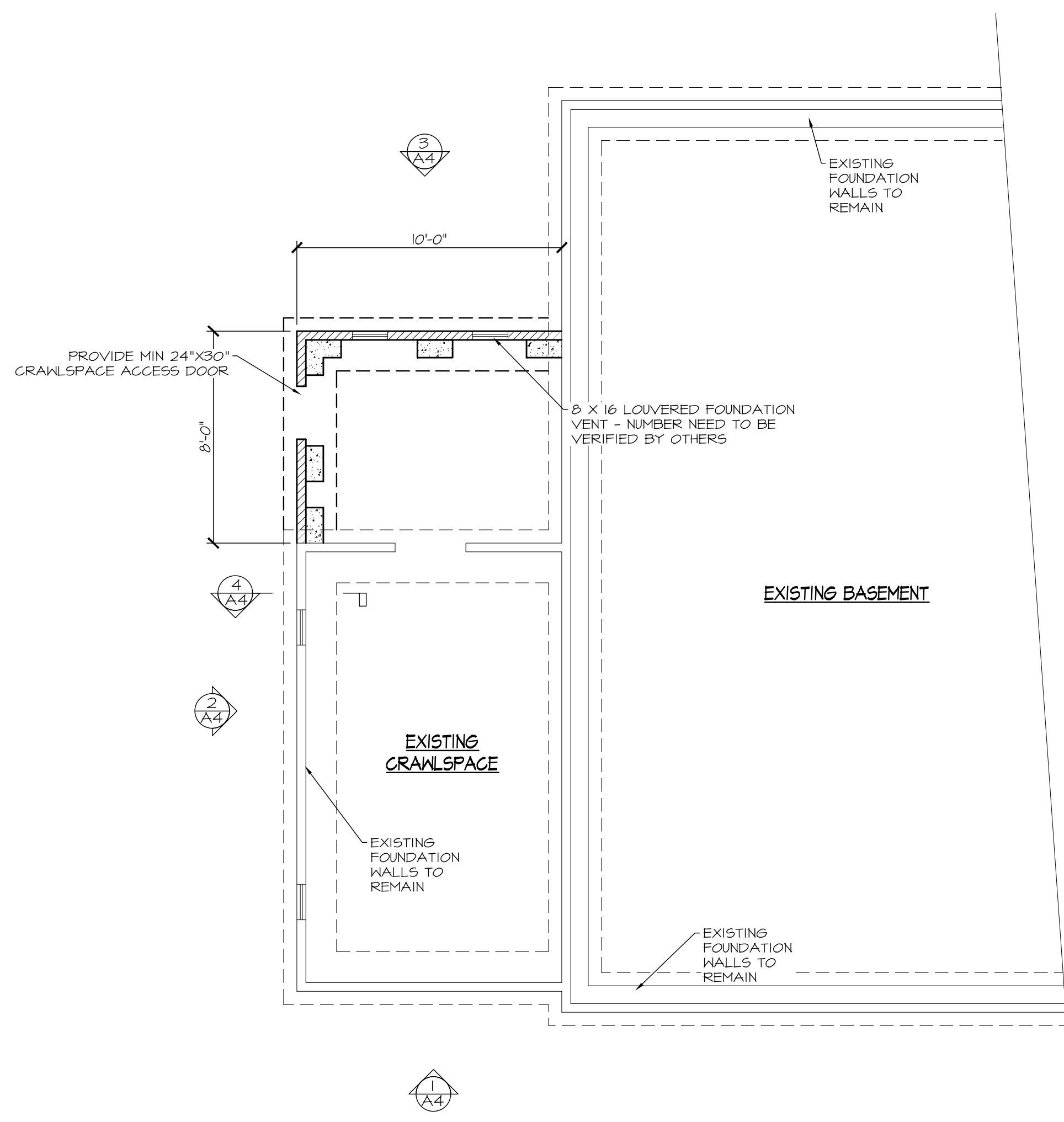
crawl space 232 sq.ft. divided by 1500 sq.ft. = .155
 .155 sq.ft. required vented area
 .155 sq.ft. required vented area divided by .50 sq.ft. = .309
 1 required vent needed - Number of vents provided on plan = 4



JELDOWEN SITELINE DOUBLE
HUNG WINDOW w/ 3 $\frac{1}{2}$ " FLAT
CASING FACTORY APPLIED

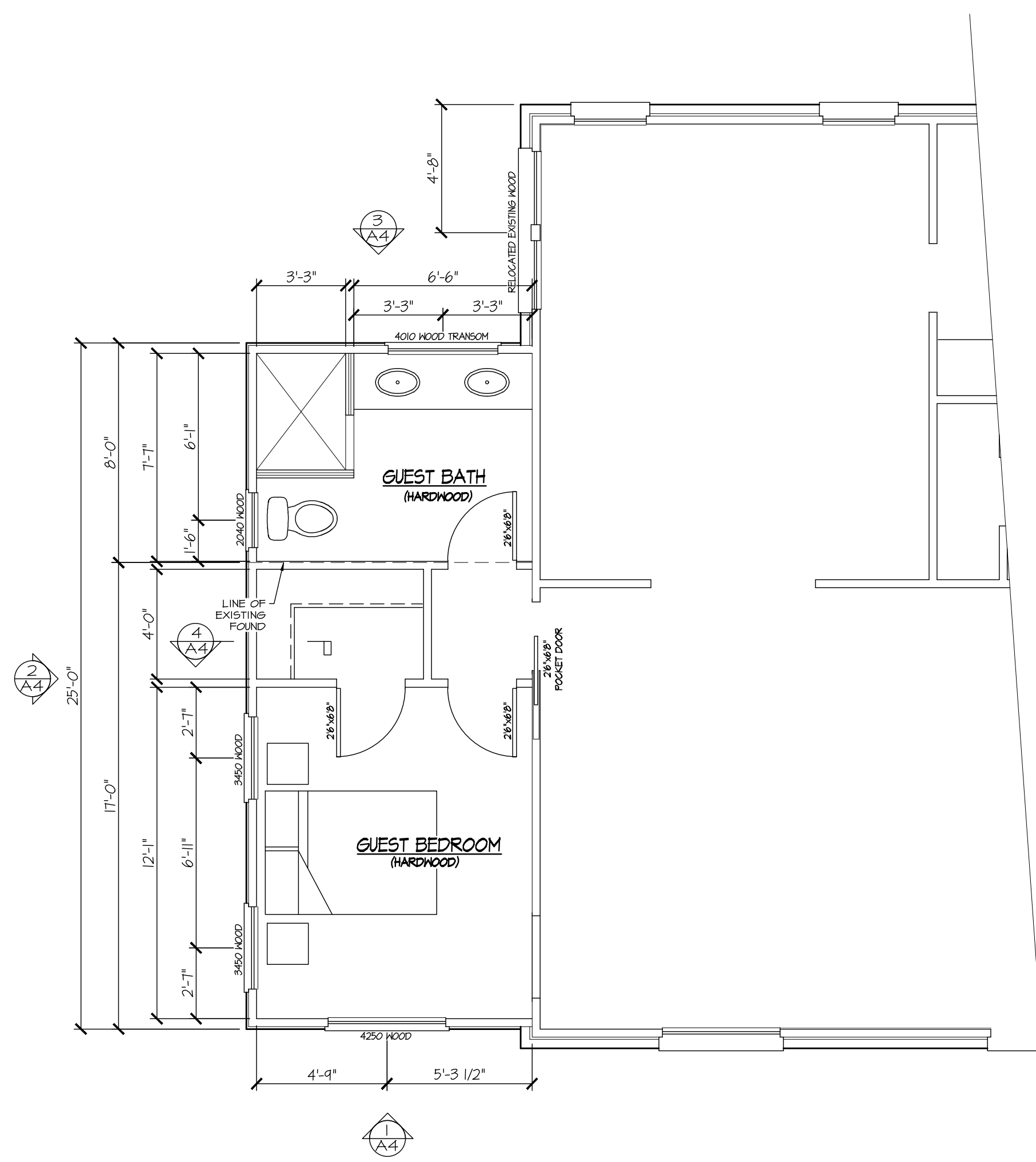
① TRIM DETAIL @ WINDOWS - TYP

SCALE : NTS



FOUNDATION PLAN

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



FIRST FLOOR PLAN

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

Carolina Classic Builders

10612 Providence Rd
Suite D203
Charlotte, NC 28277



REVISIONS	
DATE	REVISION INFO.
04/27/18	CLIENT COMMENTS
05/11/18	HISTORIC REVIEW
06/09/18	FOR PERMIT
06/28/18	HISTORIC REVIEW

DESIGNED FOR:
PRIMACK RESIDENCE
2015 DILWOTH RD EAST
CHARLOTTE, NC

DRAWN BY: DOUGLAS FAULHABER
SCALE: 1/4" = 1'-0"
DATE: 05/11/18
PROJECT NO.:

SHEET NO.:

A2

FLOOR PLANS