LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2121 Sarah Marks Avenue

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Allen Brooks/Alexa Polivka

Details of Proposed Request

Existing Conditions
The existing structure is a one-story Bungalow style house constructed in 1926. Architectural features include a hipped main roof with engaged front porch supported by a square brick column, and a small centered hip-roof dormer. Siding material is wood German lap. Existing masonry is not painted except the stairs and pier caps. Lot size is approximately 50’ x 125’. The house height is approximately 20.2’. Adjacent structures are 1-2 story single family houses.

Proposal
The proposal is a cross gable addition toward the rear of the house and an 8’ rear addition. Height increase is 3’-3 ¼”. The screened in front porch will be opened and front porch repaired. Materials include wood German lap siding, wood shake siding, and brick to match existing. The proposal will also add windows on the right elevation and remove/change the configuration of windows on the left elevation. One of the front doors will be replaced. New roof and window trim details will match existing. A garage addition is also proposed. One 12” hackberry tree is proposal for removal in the rear yard. The rest of the trees proposed for removal are 10” or less in diameter and may be removed without Commission approval.

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.
Staff Analysis

Staff has the following concerns with the proposal:

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2 above.
2. The original house remains completely intact, no changes to the exterior walls, similar to the addition approved at 517 Walnut Avenue in October 2018.
3. Left elevation: window changes.
4. Minor revisions may be reviewed by staff.
**ZONING INFORMATION**

<table>
<thead>
<tr>
<th>JURISDICTION</th>
<th>CITY OF CHARLOTTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONED</td>
<td>R5</td>
</tr>
</tbody>
</table>

**BUILDING LIMITS**

<table>
<thead>
<tr>
<th>FRONT SETBACK</th>
<th>32'-0&quot; (FROM BACK OF CURB)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIDE YARD</td>
<td>5'-0&quot;</td>
</tr>
<tr>
<td>REAR YARD</td>
<td>15'-0&quot;</td>
</tr>
</tbody>
</table>

**SQUARE FOOTAGE CALCULATIONS**

<table>
<thead>
<tr>
<th>EXISTING FIRST FLOOR</th>
<th>HEATED SPACE</th>
<th>UNHEATED SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPOSED FIRST FLOOR</td>
<td>1292</td>
<td></td>
</tr>
<tr>
<td></td>
<td>250</td>
<td></td>
</tr>
<tr>
<td></td>
<td>33</td>
<td></td>
</tr>
<tr>
<td></td>
<td>76</td>
<td></td>
</tr>
<tr>
<td>PROPOSED SECOND FLOOR</td>
<td>823</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>2365</td>
<td>109</td>
</tr>
<tr>
<td>TOTAL UNDER ROOF</td>
<td>2474</td>
<td>2365</td>
</tr>
</tbody>
</table>

**AREA CALCULATIONS**

| TOTAL EXISTING HEATED AREA | 1292 |
| TOTAL PROPOSED HEATED AREA | 1073 |

**REAR YARD PERMEABILITY CALCULATIONS (MIN 50% PER HDC)**

| REAR YARD AREA       | 1876 |
| GARAGE               | 354  |
| CONCRETE DRIVE       | 274  |
| HOUSE ADDITION       | 189  |
| TOTAL                | 817  |

**TOTAL PERMEABLE AREA**

| 58% |

**OPEN SPACE CALCULATIONS (65% MIN. REQUIRED)**

| TOTAL AREA OF SITE | 2045 |
| FOOTPRINT OF HOUSE | 1851 |
| FOOTPRINT OF GARAGE| 354  |
| TOTAL AREA         | 2005 |

**PERCENTAGE OF OPENSPACE**

| 65% |
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2121 Sarah Marks Avenue, Charlotte, NC 28203

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HDC MEETING DATE
SEPTEMBER, 2019

HDC DOCKET #
HDC 2019-000

This architectural package will expire on December 31,
2019 @ 11:59 PM if building permit is not acquired
prior to expiration date.
REAR YARD
STUMP TREE & HACKBERRY TREE TO BE REMOVED
REAR YARD
TWISTED PECAN AND CEDAR PAIR TO BE REMOVED
SWEET GUM TREE ON RIGHT OF DRIVEWAY TO REMAIN
HOLLY TREE ON RIGHT OF DRIVEWAY TO REMAIN

A-1.2
DETAILS FOR SUBJECT
REAR

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail: brooks.alb@icloud.com
lauer.alb@icloud.com

PROJECT #: 19021
ISSUED: 1 AUGUST 2019
REVISIONS: OF: FIFTEEN

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EXAMPLES OF HOUSES WITH COMBINATION OF FENESTRATION W/DIAMOND PATTERN

FRONT PORCH
REMOVED SIDE OF FRONT PORCH
SCREEN TO BE REMOVED

FRONT PORCH
NEGLECTED, TO BE REPAIRED

SIDE OF FRONT PORCH TO BE REPAIRED

DOOR OPENINGS TO REMAIN
COMPROMISED DOORS TO BE REPLACED

FRONT YARD RETAINING TO BE
REPLACE WITH CURB AND RECESSED PLANTER AS RETAINING &
STEPS @ STREET TO REMAIN

WILLOW OAK TREE @ STREET TO BE PROTECTED

GREEN PAINT TO BE REMOVED

CRACKED CONNECTING CONCRETE WALK
TO BE REPLACED WITH NEW & A BRICK BORDER TO BE ADDED

A-1.3
DETAILS FOR SUBJECT
FRONT

POLVIKA RESIDENCE

2121 Sarah Mikes Avenue, Charlotte, NC 28203

Designed Exclusively For the:

Designed By:

ALB Architecture

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Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail: brooks.alb@icloud.com
lauer.alb@icloud.com

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EXISTING SITE PLAN

PROPOSED SITE PLAN

12" HACKBERRY

EXISTING CONCRETE PAD TO BE REMOVED

EXISTING DRIVEWAY

EXISTING 60" WILLOW OAK

EXISTING 14" POPLAR

EXISTING RETAINING WALL

CURB

EXISTING WALKWAY

EXISTING 12" SWEETGUM

EXISTING 14" HOLLY

HVAC UNITS W/ SCREENING

SEE LANDSCAPE PLAN ON SHEET A-3.1 FOR DETAILS OF YARDS, DRIVEWAY & SIDEWALK

GRAPHIC SCALE 1" = 10'-0"
PROPOSED LANDSCAPE PLAN

PROJECT #:
19021

ISSUED:
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N.T.S
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Charlotte, NC 28204
Phone: 704.503.9595
E-mail: brooks.alb@icloud.com
lauer.alb@icloud.com

PROPOSED LANDSCAPE PLAN (BY OTHERS)

WOOD CORNER TRIM
TO MATCH EXISTING (TYP).
ARCHITECTURAL SHINGLES
TO MATCH EXISTING (TYP).
NEW GABLE 9'-0"
1ST FIN. CLG @+10'-0"
1ST F.F @+/- 0'-0"
TOP OF ROOF @ +19'-8"
2ND FIN.CLG @ +17'-10"
8'-0" 1'-10"
2ND F.F. @+10'-10"
7'-6 3/4" HEIGHT INCREASE
BARGE RAFTER
WOOD SHAKE SIDING (TYP).
1'-6" 2'-0"
3'-0" 2'-0"
3'-3 1/2"
4"
5"
6"
6 1/2"
12"
16" SQ. BRICK COLUMN
BRICK TO MATCH EXISTING (TYP).
NEW HIP ROOF, FASCIA, SOFFIT,
EXPOSED RAFTERS TO MATCH
EXISTING (TYP).
WOOD LAP SIDING TO MATCH
EXISTING (TYP).
DOOR/WINDOW TRIM
TO MATCH EXISTING (TYP).
WOOD BRACKET DETAIL
SEE 3/4.3 FOR DETAIL
WALL TO BE REMOVED
ITEM TO BE REMOVED
PORTION OF EXISTING TO BE REMOVED
SCREEN TO BE REMOVED
LIVING ROOM DOOR TO BE REMOVED-OPENING TO REMAIN

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   EXPENSES, INCLUDING Att
WOOD CORNER TRIM TO MATCH EXISTING (TYP).
ARCHITECTURAL SHINGLES TO MATCH EXISTING (TYP).
9'-0" 1ST F.F @+/- 0'-0" TOP OF ROOF @ +19'-8"
8'-0" 1'-10" WOOD SHAKE SIDING (TYP).
NEW HIP ROOF, FASCIA, SOFFIT, EXPOSED RAFTERS TO MATCH EXISTING (TYP).
WOOD LAP SIDING TO MATCH EXISTING (TYP).
DOOR/WINDOW TRIM TO MATCH EXISTING (TYP).
WOOD BRACKET DETAIL SEE 3/4.3 FOR DETAIL
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WOOD LAP SIDING TO MATCH EXISTING (TYP).
DOOR/WINDOW TRIM TO MATCH EXISTING (TYP).
WOOD BRACKET DETAIL SEE 3/4.3 FOR DETAIL
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WOOD LAP SIDING TO MATCH EXISTING (TYP).
DOOR/WINDOW TRIM TO MATCH EXISTING (TYP).
WOOD BRACKET DETAIL SEE 3/4.3 FOR DETAIL
EXISTING & PROPOSED STREETSCAPE ELEVATIONS

STREET WITH EXISTING HOUSE (ODD SIDE)

STREET WITH PROPOSED HOUSE

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lauer.alb@icloud.com

PROJECT #: 19021
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STREETScape ON EVEN SIDE

STREET WITH EXISTING HOUSE (ODD SIDE)

STREET WITH PROPOSED HOUSE
KEY:
WALL TO BE REMOVED
ITEM TO BE REMOVED

ARCHITECTURAL SHINGLES
TO MATCH EXISTING (TYP).
GRADE VARIES
NEW HIP ROOF FASCIA, SOFFIT,
& EXPOSED RAFTERS
TO MATCH EXISTING (TYP).
WOOD CORNER TRIM
TO MATCH EXISTING (TYP).
DOOR/WINDOW TRIM
TO MATCH EXISTING (TYP).
WOOD LAP SIDING
TO MATCH EXISTING (TYP).
BRICK TO MATCH EXISTING (TYP.)

EXISTING
4'-2 1/4"
10'-0"

TOP OF ROOF
@ 14'-2
1 4"

1ST FIN. CLG
@10'-0"

1ST F.F @0'-0"

EXIST F.F @1'-0"

EXIST TOP OF ROOF
@13'-1
1 2"

ADDITION
3'-1 1/2"
9'-0"

TOP OF ROOF @ 12'-1
1 2"

1ST FIN. CLG @9'-0"

1ST FIN FLR @0'-0"

6 12"

PROPOSED GARAGE FRONT ELEVATION (FACING HOUSE)

PROPOSED GARAGE RIGHT SIDE ELEVATION

EXISTING GARAGE FRONT ELEVATION (FACING HOUSE)

EXISTING GARAGE RIGHT SIDE ELEVATION

EXISTING & PROPOSED GARAGE ELEVATIONS

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PROPOSED GARAGE FRONT ELEVATION (FACING HOUSE)

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EXISTING GARAGE PLAN

EXISTING GARAGE ROOF PLAN

PROPOSED GARAGE PLAN

PROPOSED GARAGE ROOF PLAN