

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

September 14, 2011

ADDRESS OF PROPERTY	325 Rensselaer Avenue, Dilworth Local Historic District	HDC 2011-082
SUMMARY OF REQUEST	Addition	
OWNER	Charlotte Historic Revitalization, LLC	
APPLICANT	Bryan Alenky	

Details of Proposed Request

This application seeks approval for an addition to this existing one story house. The owners would also like the Commission to consider allowing them to reside the original house with a fiber cement board product. \

Current Status and Context of Property

This house was constructed in 1926, according to Mecklenburg County Tax Records. The house, which sits mid-block between Cleveland Avenue and South Boulevard, is similar in style and scale to the other remaining single family homes in this block. The house is a typical one story bungalow of the era with a side gabled front section and a long rear gabled extension toward the rear. There is an existing 16'8" addition to the rear.

Relevant HDC Design Guidelines

- *Additions*
- *Non-Traditional Building Materials*

Relevant Secretary of Interior's Standards for Historic Rehabilitation

(As cited in the Charlotte Zoning Ordinance Section 10.210)

- (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis of Proposal

The proposed addition plan includes the extension of the roof ridge of the existing front section of the house toward the rear to be 20" higher than its current height. This raising of the ridge allows for the creation of second floor space in a half-story configuration. On the front of the house, a shed dormer is proposed for the house to allow for light in the front section of the half story.

A new rear facing gable would then extend to the rear, with two shed dormers on each side, allowing for habitable space above the existing first floor. This new rear-facing element engages the front cross gable below the level of the new ridge.

These new elements would have lapped siding, matching that existing on the house. The new windows are noted to match the existing.

UPDATE:

This proposal was deferred by the HDC for further design consideration at the August 10, 2011 HDC Meeting. Also at that meeting, the Commission's discussion led the applicant to abandon the concept of using cementitious board siding on the house. The proposal is now to use wooden clapboard siding on the house to match that currently in place.

The applicant and his architect met with HDC Staff after the august HDC meeting, and reviewed the discussions and recommendations made by the HDC in the motion of deferral. New plans are being developed, and will be sent to HDC members separately when they are received. The plans have been delayed in getting to HDC Staff by a technical issue.

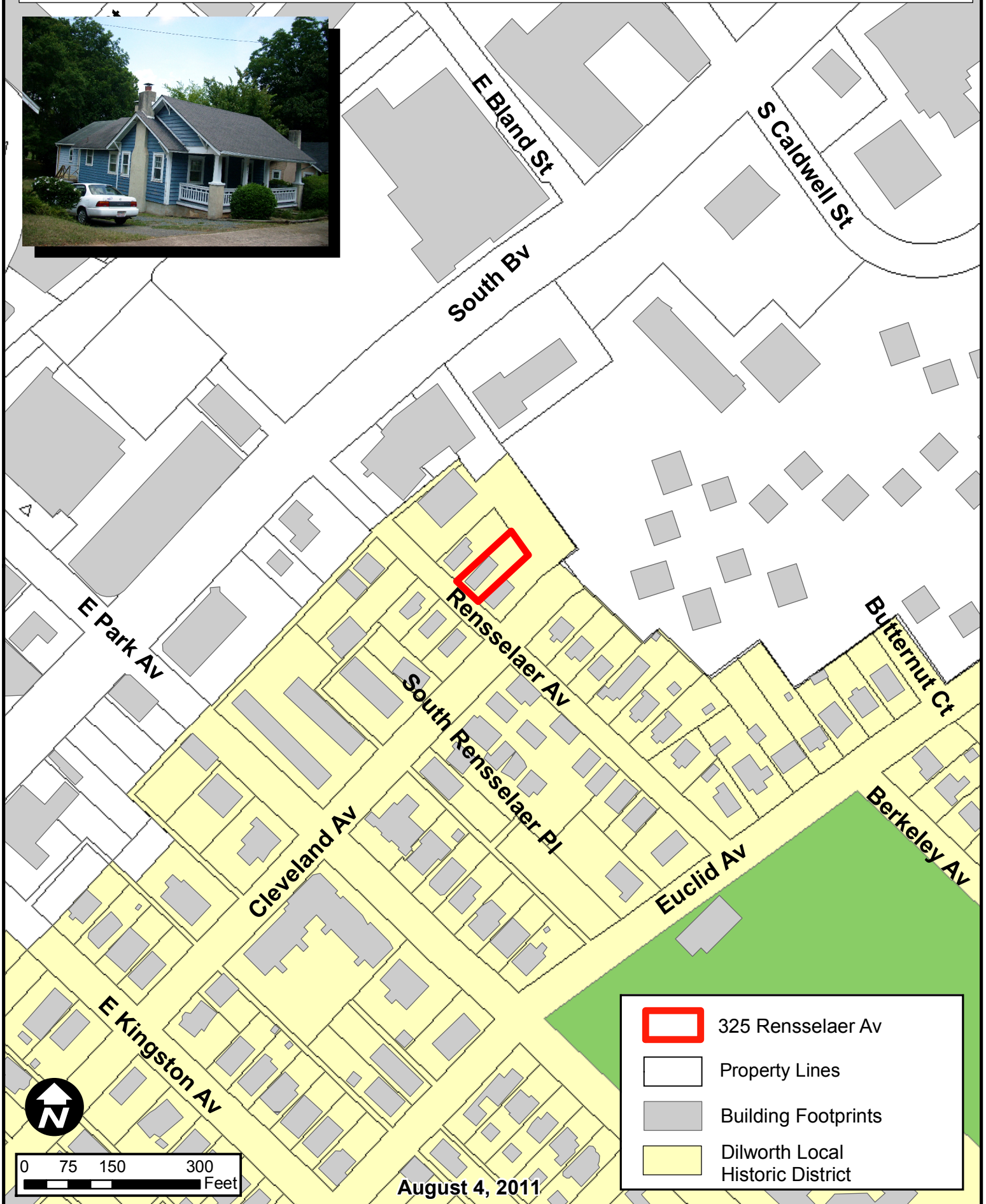


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August 4, 2011