
ADDRESS OF PROPERTY	<i>1614 Euclid Avenue, Dilworth Local Historic District</i>	<i>HDC 2012-026</i>
SUMMARY OF REQUEST	<i>Replacement of Partial Slate Roof</i>	
OWNER	<i>Euclid Avenue Condominium Association</i>	
APPLICANT	<i>Catherine Coulter</i>	

Details of Proposed Request

This house has been added to and converted to a condominium development. At the time of the conversion, roughly half of the original slate roof of the original structure was changed from slate to composite shingles. Constant water issues at the joints between the slate and the shingled roof planes have cause some structural problems in the roof. The owners would like to convert the remaining slate planes to shingle.

Current Status and Context of Property

The original house on this site was constructed in 1925. It is a two story, late Victorian style wood frame house with a pyramidal roof. A large rear addition was added at the time of the conversion to condominiums. The house sits between East Park and East Kingston Avenues, in an area of other houses of similar size and scale.

Relevant HDC Design Guidelines

- *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.



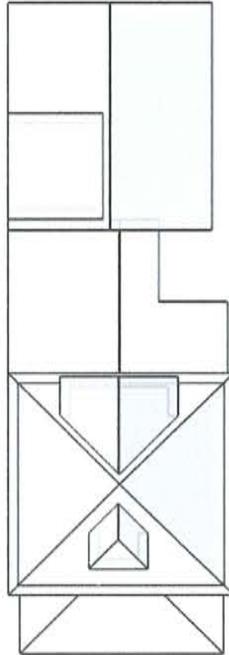








1614 EUCLID AVE # UNITSABC, CHARLOTTE, NC 28203



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Report: 2290676
Claim: 6132046630PE11040951

On-site verification of yellow shaded areas is needed. Details are on the Summary Page.

Property Details

Total Area = 3967 sq ft
Total Roof Facets = 21
Predominant Pitch = 10/12
Total Ridges/Hips = 238 ft
Total Valleys = 45 ft
Total Rakes = 139 ft
Total Eaves = 345 ft

Report Contents

Images1
Length Diagram4
Pitch Diagram5
Area Diagram6
Notes Diagram7
Report Summary8

Contact: David Kaapro
Company: **Nationwide Insurance**
Address: 5525 Parkcenter Circle
Dublin, OH 43017
Phone: 702-349-0991

Measurements provided by www.eagleview.com

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An accuracy certificate is not available for this address due to device limitations.

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Images

The following aerial images show different angles of this structure for your reference.



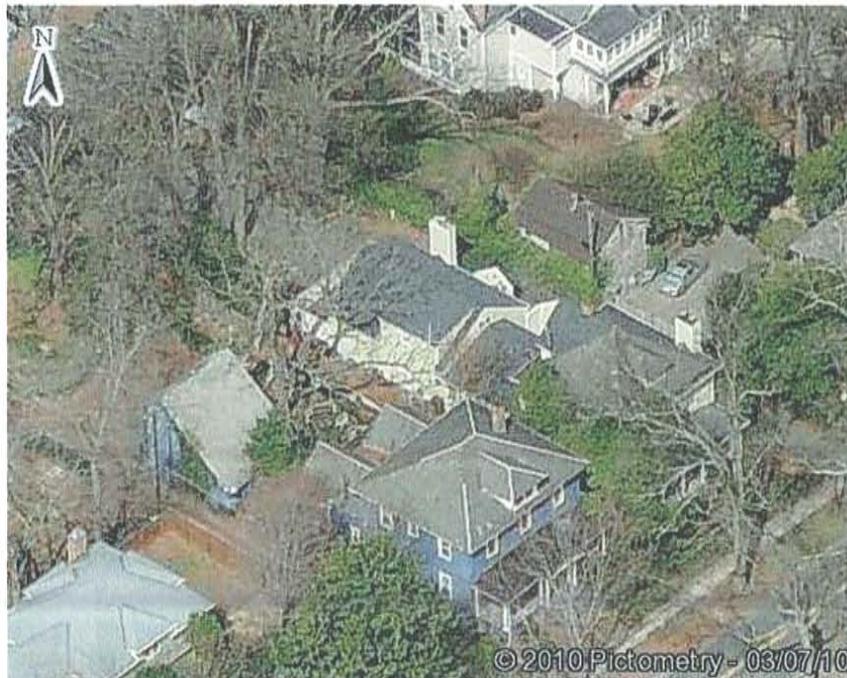
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North Side



South Side



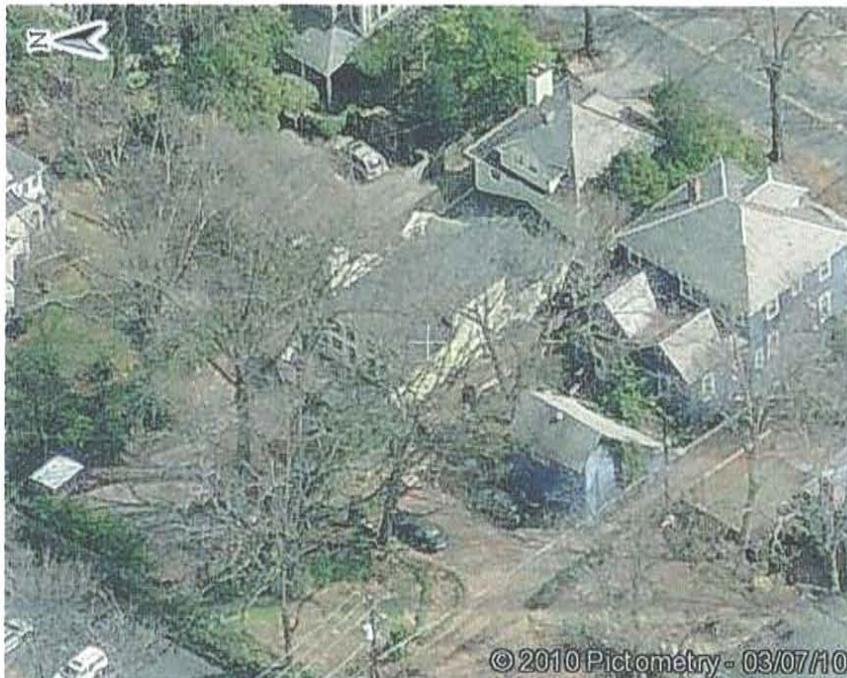
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East Side



West Side

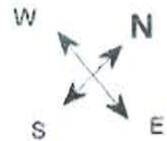
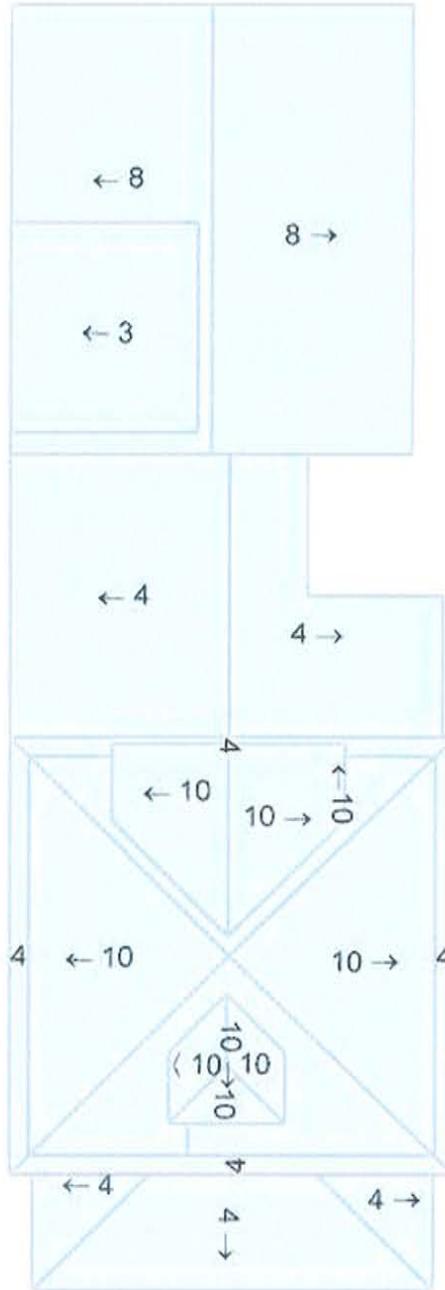


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Pitch Diagram

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 10/12.



Note: On-site verification of yellow shaded areas is needed. Details are on the Summary Page. This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9). Blue shading indicates a pitch of 3/12 and greater.

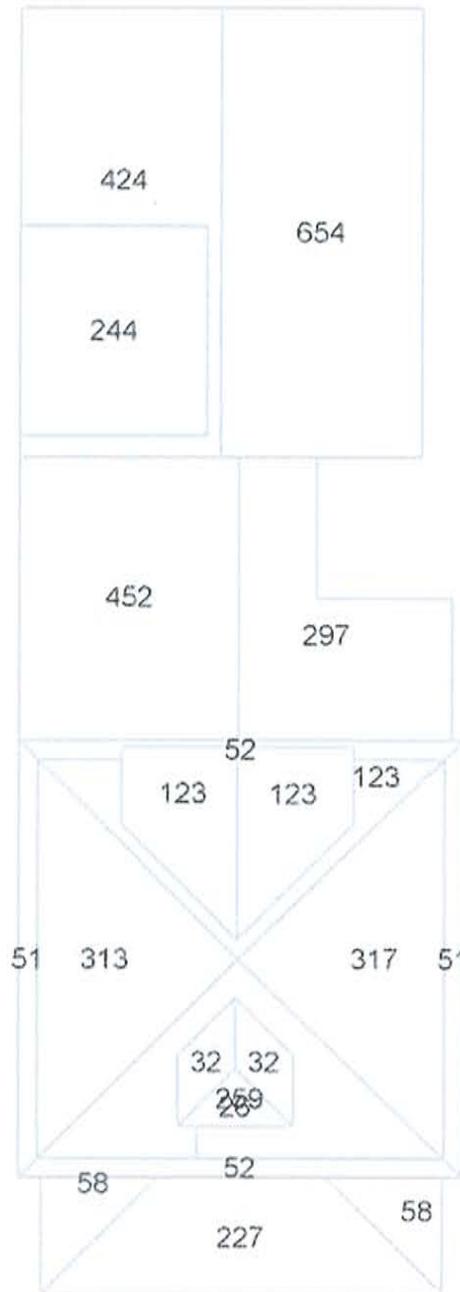


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Area Diagram

Total Area = 3967 sq ft, with 21 facets.



Note: On-site verification of yellow shaded areas is needed. Details are on the Summary Page. This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).



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From Cathy Carter 1614 Euclid Ave

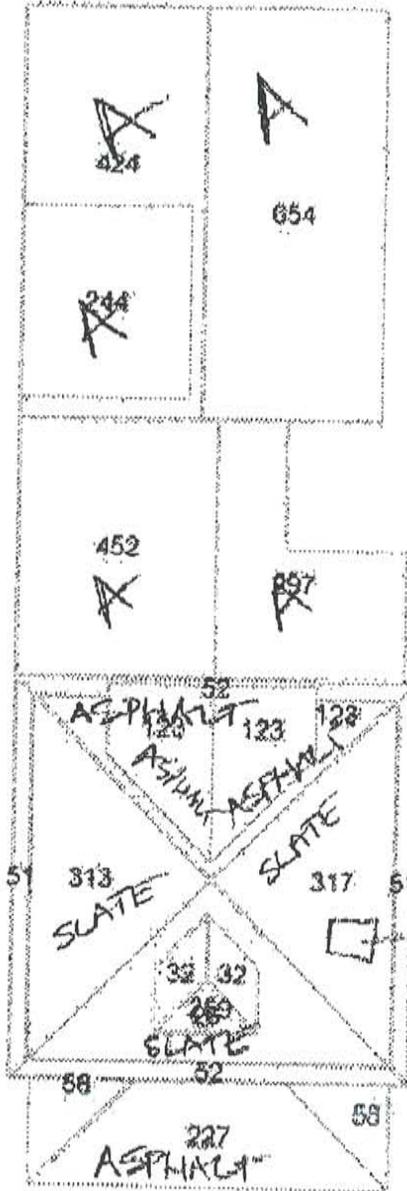
1614 EUCLID AVE # UNITSABC, CHARLOTTE, NC 28203

November 10, 2011

Area Diagram

Total Area = 3967 sq ft, with 21 facets.

To Wanda Birmingham



Roof is about 25% slate and is in bad shape. There is probably rot underneath.

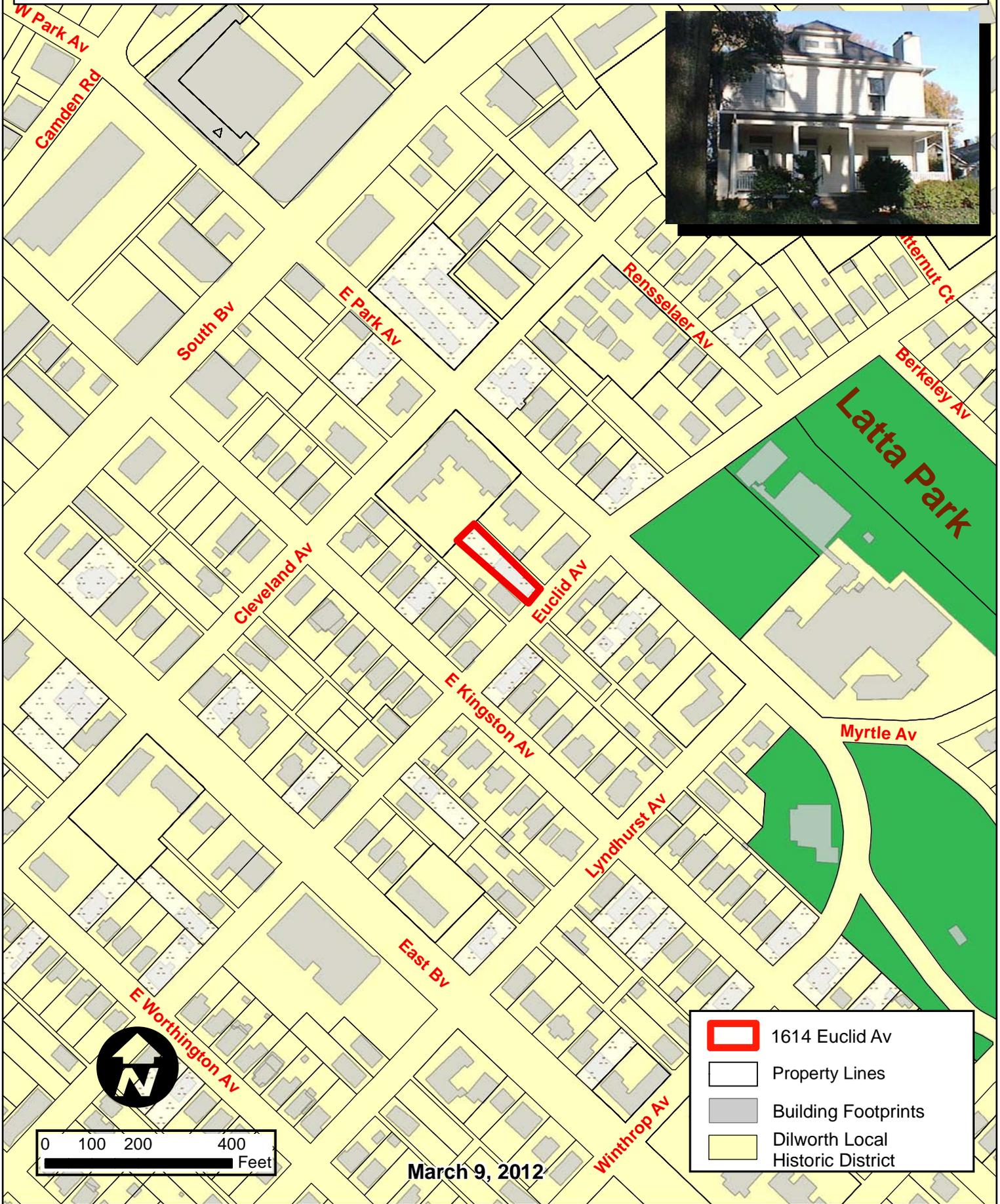
SOME ASPHALT

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Charlotte Historic District Commission - Case 2012-026



March 9, 2012