Charlotte Historic District Commission

Application for a Certificate of Appropriateness August 10, 2011

ADDRESS OF PROPERTY 1920 South Mint Street, Wilmore Local Historic District HDC 2010-107

SUMMARY OF REQUEST Second Floor Addition – Change in Previously Approved Plans

OWNERS Daimean & Jennifer Fludd

APPLICANTS Daimean & Jennifer Fludd

Details of Proposed Request

This application is a request for approval for a second story addition to a one story house in the Wilmore Local Historic District. It is a request for a re-approval of a plan approved by the HDC in October of 2010, with an altered design.

Current Status and Context of Property

The house is a simple gable end bungalow, with an engaged front porch and a pair of shed-style front-facing shed dormers. The house was constructed in 1938.

Relevant HDC Design Guidelines

Additions

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.

Outstanding Issues

Attached are the plans originally approved by the HDC in October of 2010, as well as the new proposed elevations.

The attached plans show a story and one half structure that is very much in keeping with the overall style of the existing house. Under this plan, the house would become slightly over 22 feet in height above the finished floor, with the foundation wall being raised I the rear to accommodate the slope of the lot.

The two front facing shed vent dormers are replaced by two taller windowed dormers, retaining the style of the original house.

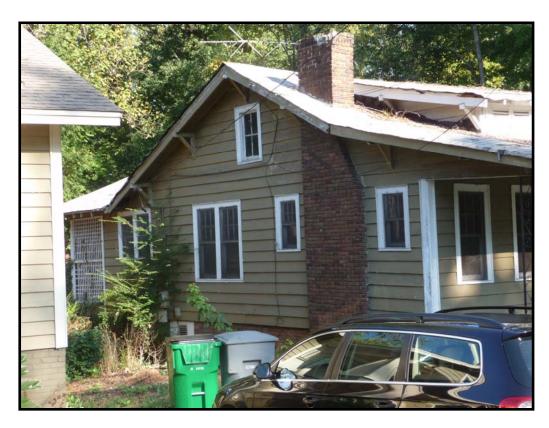
The overall fenestration appears to be appropriate to both the scale and the style of the house. The proposed siding material is wood clapboard.

The only detail that appears to need further study is the proposed use of vinyl replacement windows. Although wood is preferred under current HDC policy, vinyl coated wooden windows have been approved when a sample of the proposed window is reviewed, often by HDC staff.

Update:

This application was deferred at the July 13th HDC meeting for further design work. Subsequently, the applicants met with the Design Review Committee, where several approaches were discussed for meeting the homeowner's programmatic needs while adhering to current HDC policy. New elevation drawings are being developed, but are not yet ready. The applicant plans to bring the drawings to the August 10th HDC meeting.











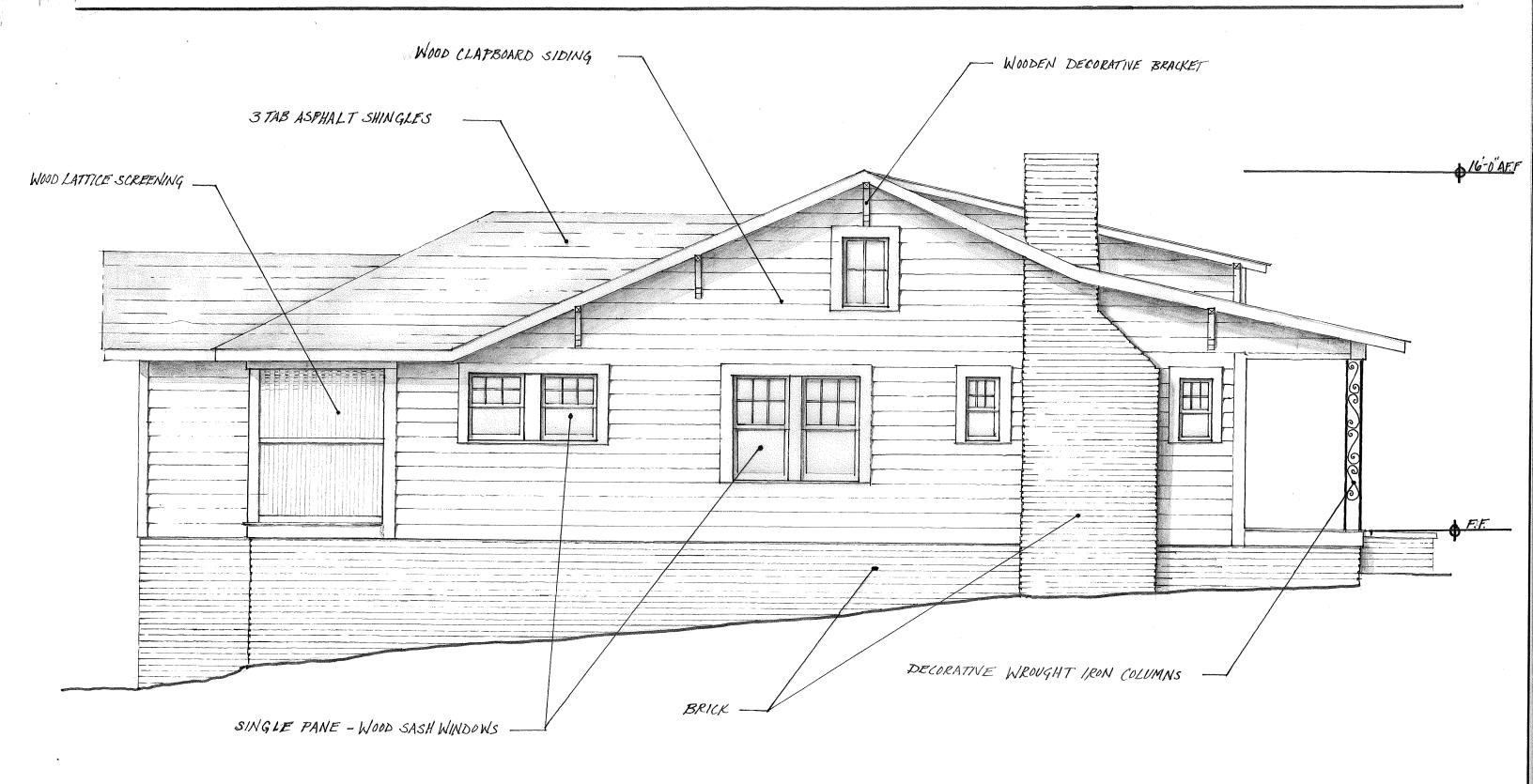
DRAWING TITLE:

EXISTING FRONT ELEVATION

SCALE: "/4"= /-0"

PROPERTY ADDRESS: 1920 S. MINT ST.

CHARLOTTE, NC 28203

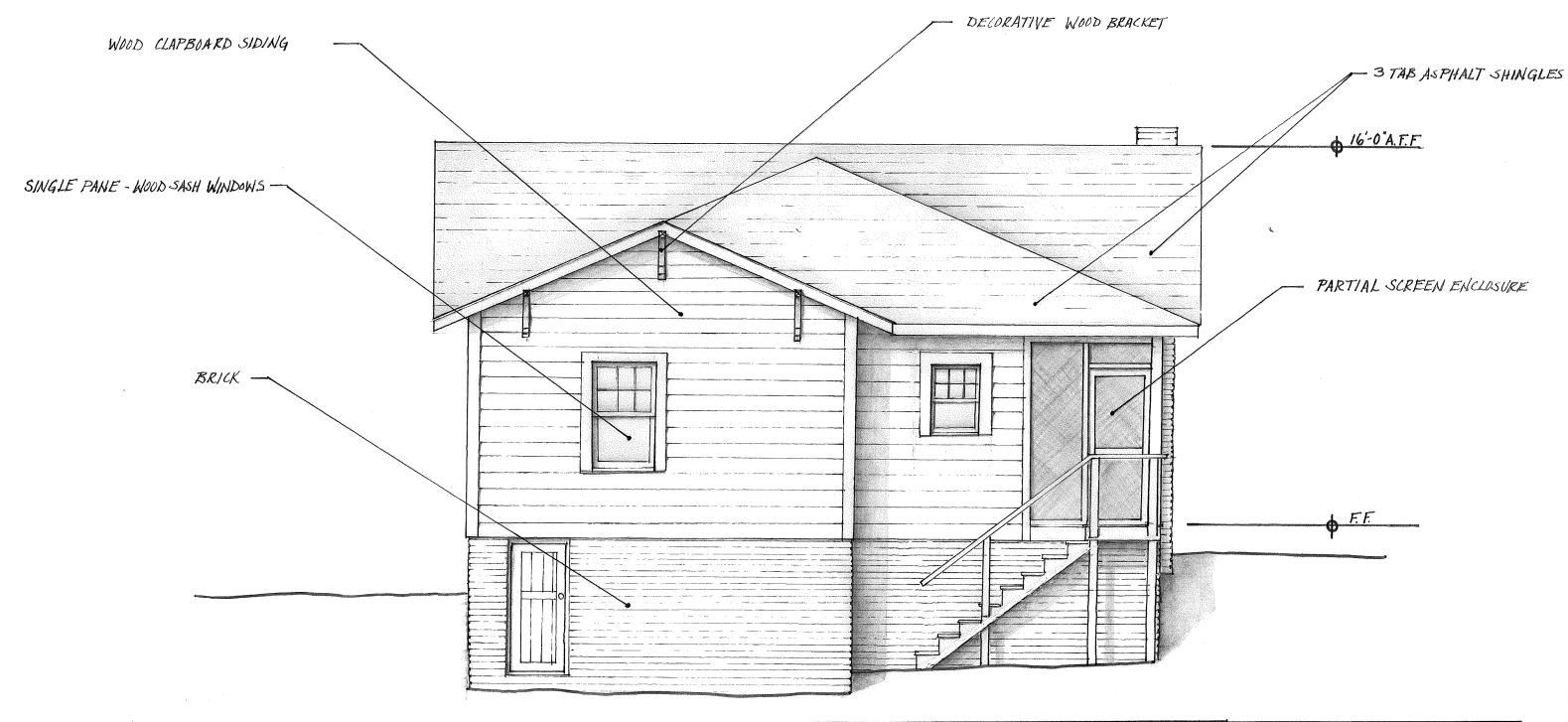


EXISTING LEFT ELEVATION

SCALE: "/4"= 1-0" DRAWING TITLE :

PROPERTY ADDRESS: 1920 S. MINT ST

CHARLOTTE, NC 28203



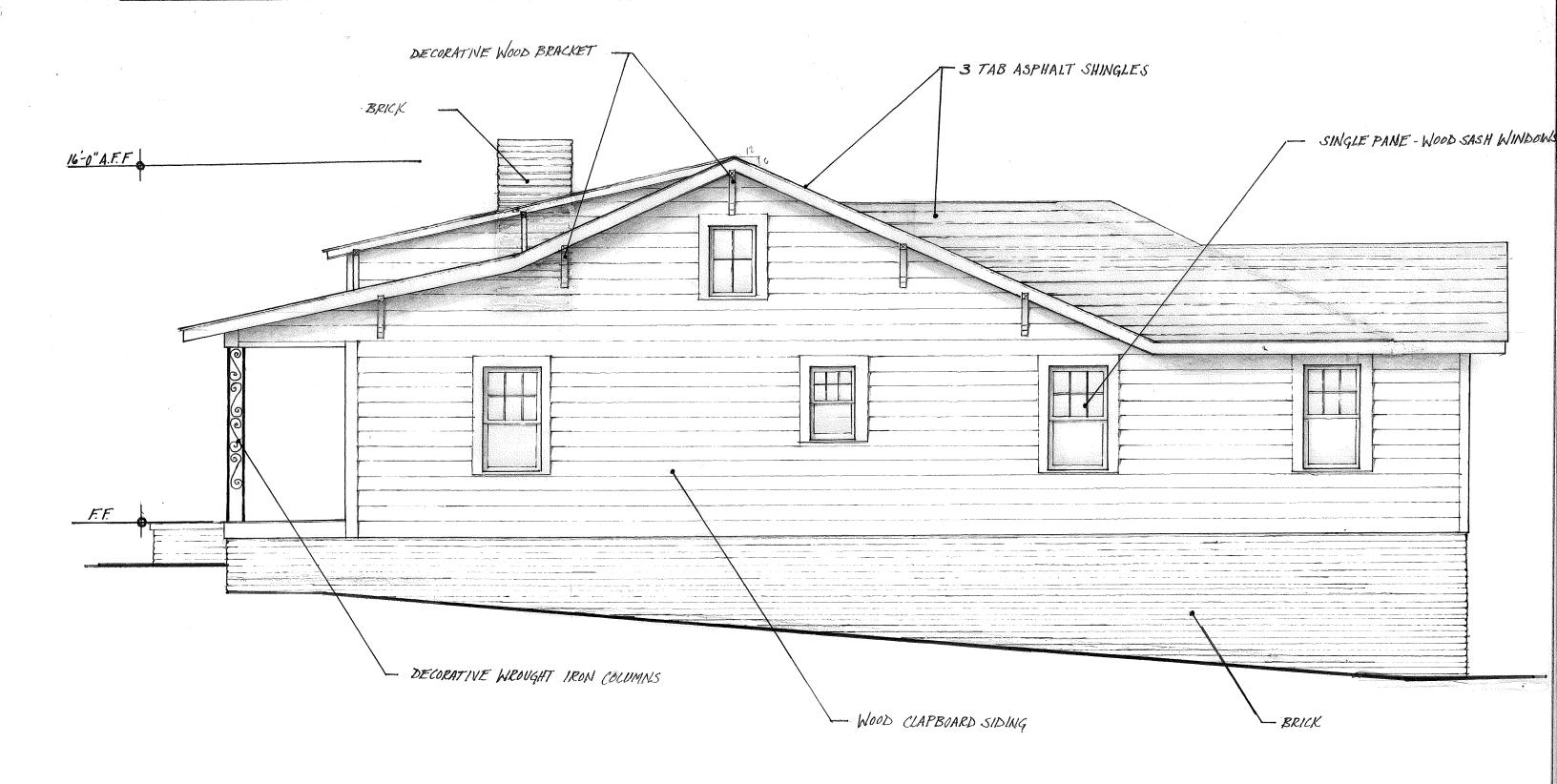
DRAWING TITLE:

EXISTING REAR ELEVATION

SCALE: 1/4"= 1-0"

PROPERTY ADDRESS: 1920 S. MINT ST

CHARLOTTE, NC 28203

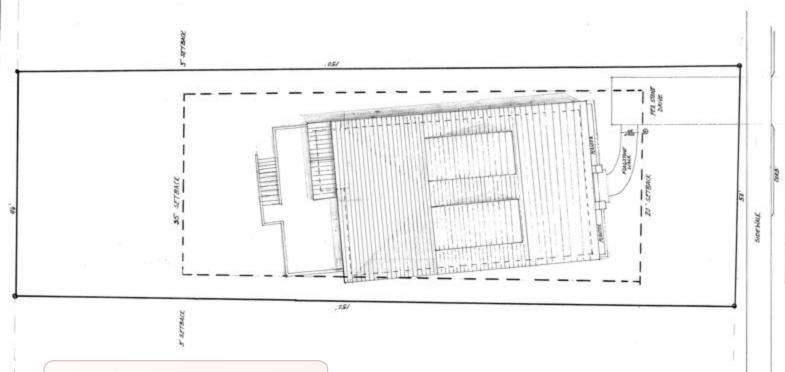


DRAWING TITLE: EXISTING RIGHT ELEVATION

SCALE: 1/4"=1-0"

PROPERTY ADDRESS: 1920 S. MINT ST

CHARLOTTE, NC 28203



NOT APPROVED

