



Charlotte Historic District Commission Application for a Certificate of Appropriateness

December 8, 2010

ADDRESS OF PROPERTY	2100 Charlotte Drive, Dilworth Local Historic District	HDC 2010-109
SUMMARY OF REQUEST	Rear Hipped Roof Addition	
OWNERS	Robert & Sheila Rondeau	
APPLICANTS	Robert & Sheila Rondeau	

Details of Proposed Request

The applicant is seeking approval for the installation of a hipped roof in the rear of this house. The hip is designed to replace an existing flat membrane roof over the rear entrance.

Current Status and Context of Property

This house was constructed in 1935, according to Mecklenburg County Tax Records. It is listed as a contributing structure within the Dilworth National Register Historic District.

The house, which sits on a corner lot, is a one story brick structure with a front-facing gable. The house boasts a large engaged stone chimney and a shed-roofed porch that wraps the front right corner and that has large tapered stone support pillars. There is a peaked second story roof addition that was built in the 1990's on the left rear side of the house.

There are currently no hipped roof elements on the house.

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

As shown on the attached plans, the proposed hipped roof section would replace the small flat roof on the rear of the house, on the corner of the house that faces Carling Avenue. The new roof hip as shown would span the entire rear of the main house.

The installation of this hip to address a leak problem on the porch roof would result in the elimination of the detailing in the rear gable of the house, including the deep eave, the decorative roof brackets, and the attic window and vent assembly. An increase in the slope of the existing roof would accomplish the same goal, and would allow for the preservation of these original architectural features.

Update

At the November 10, 2010 HDC meeting, the Commission reviewed this proposal, and voted at the end of their deliberations to defer this application for further design study.

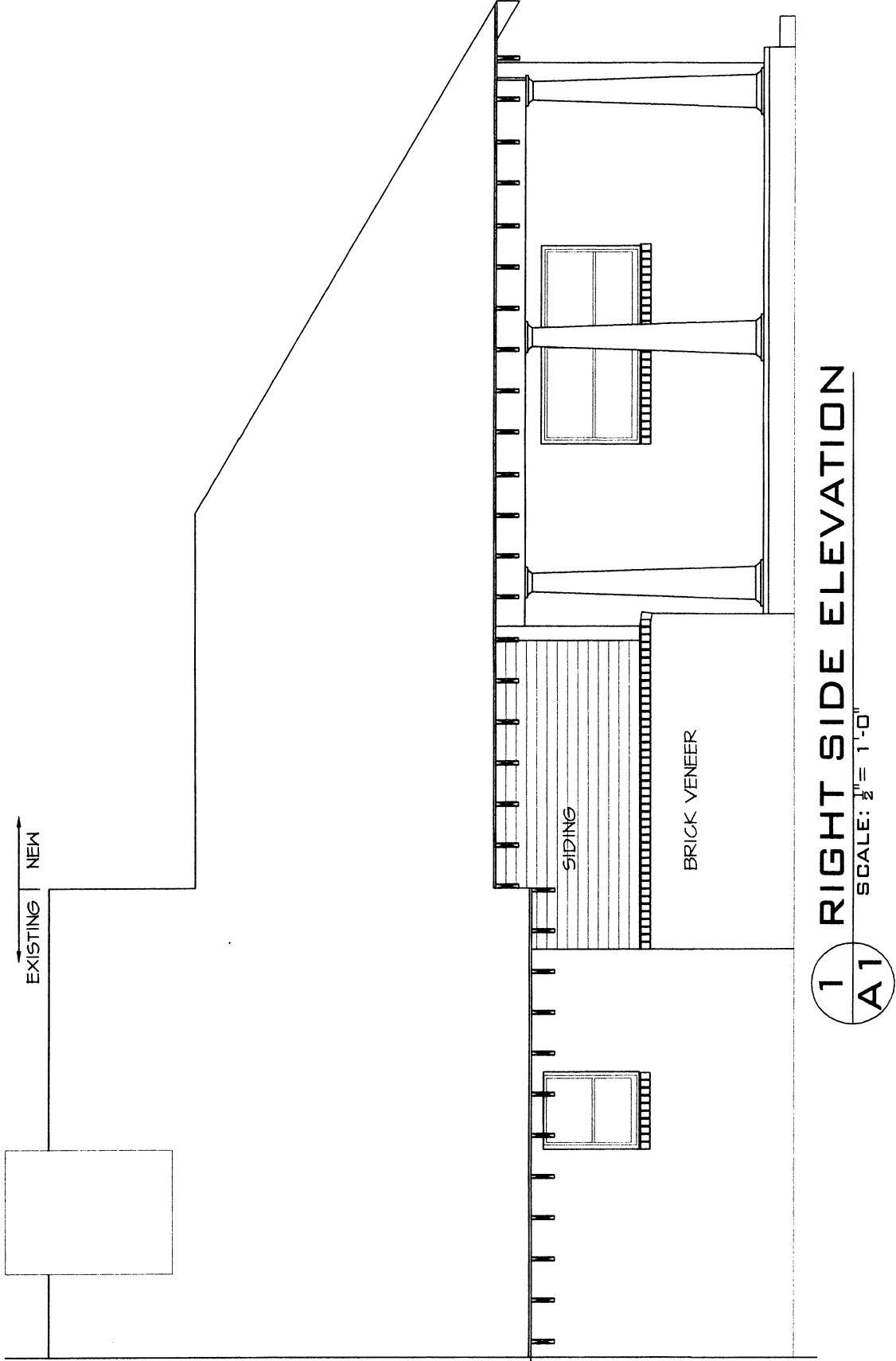
The Commission's discussion focused on the appropriateness of the overall form of this proposed addition, since there is not at present a similar roof form on the house. There was also discussion on the detailing of some of the features, particularly the new rear columns. The HDC also stated that a full right elevation drawing would allow for a clearer review.

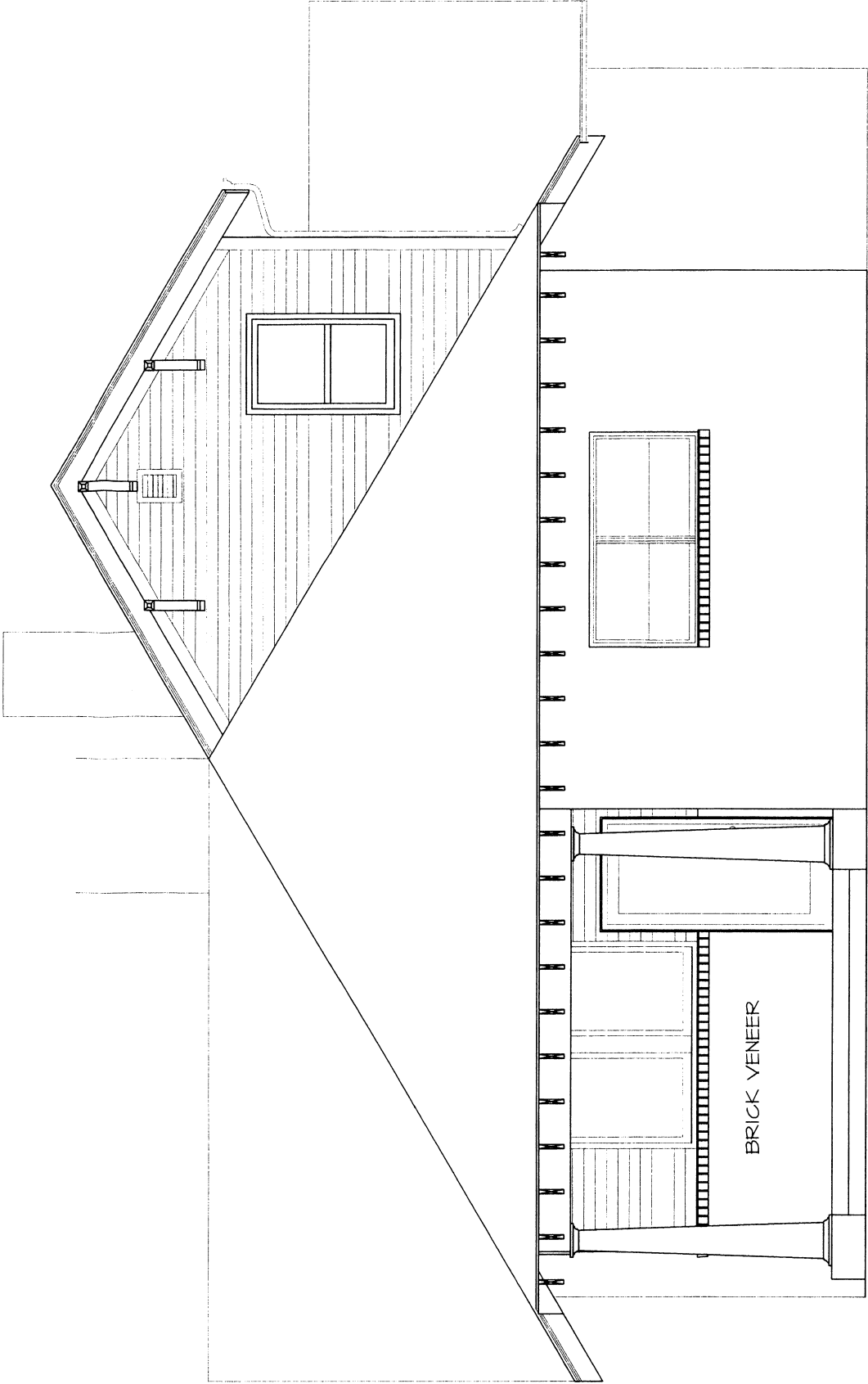
In response to the HDC's comments, the applicant has provided additional drawings for this project, which are attached. They appear to address all of the concerns raised by the Commission at the November meeting.



2100



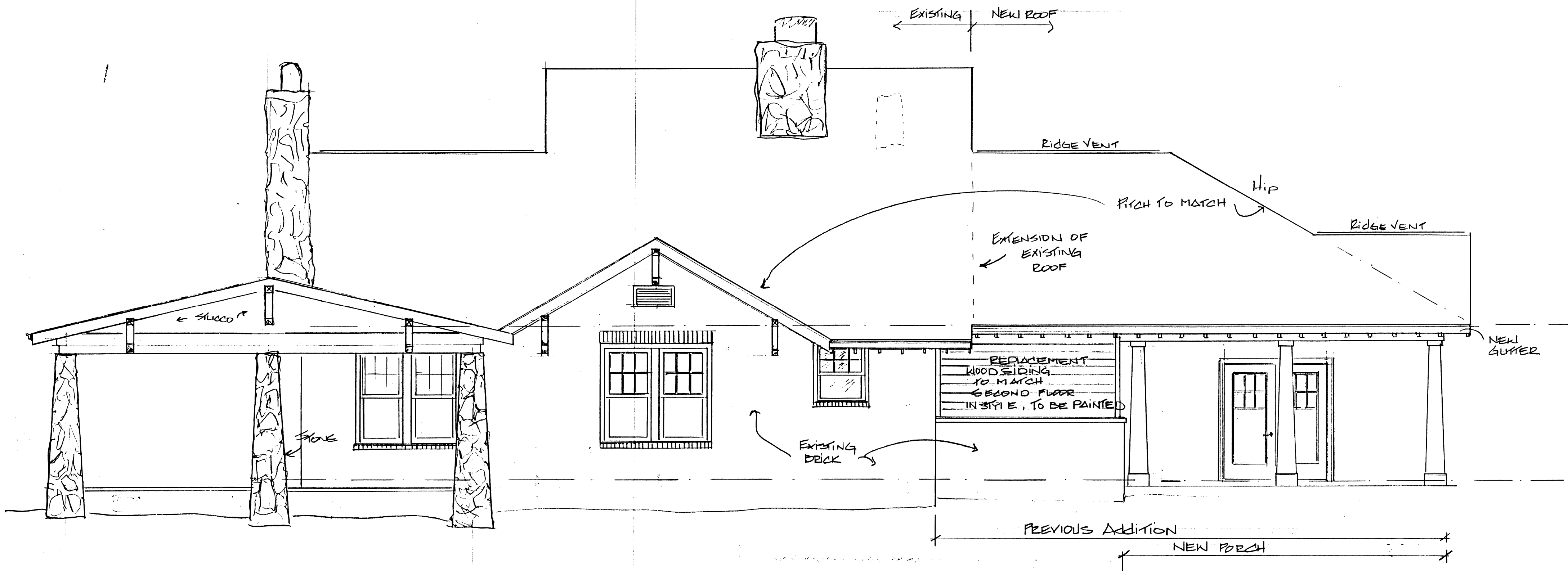




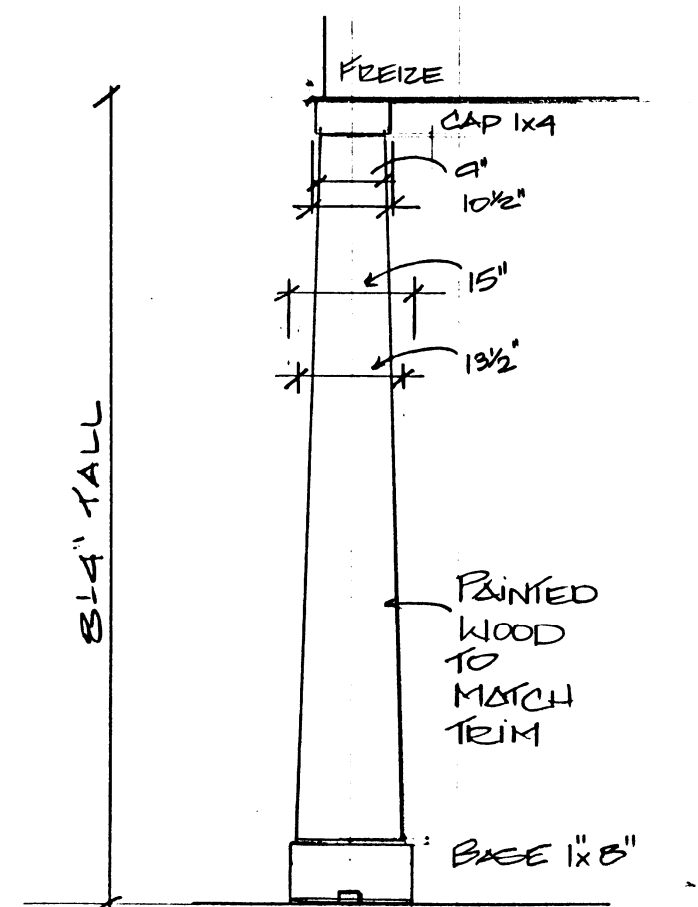
2 REAR ELEVATION

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

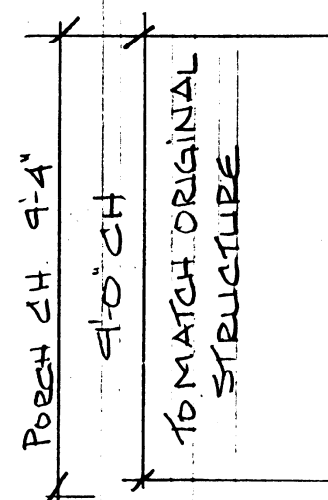
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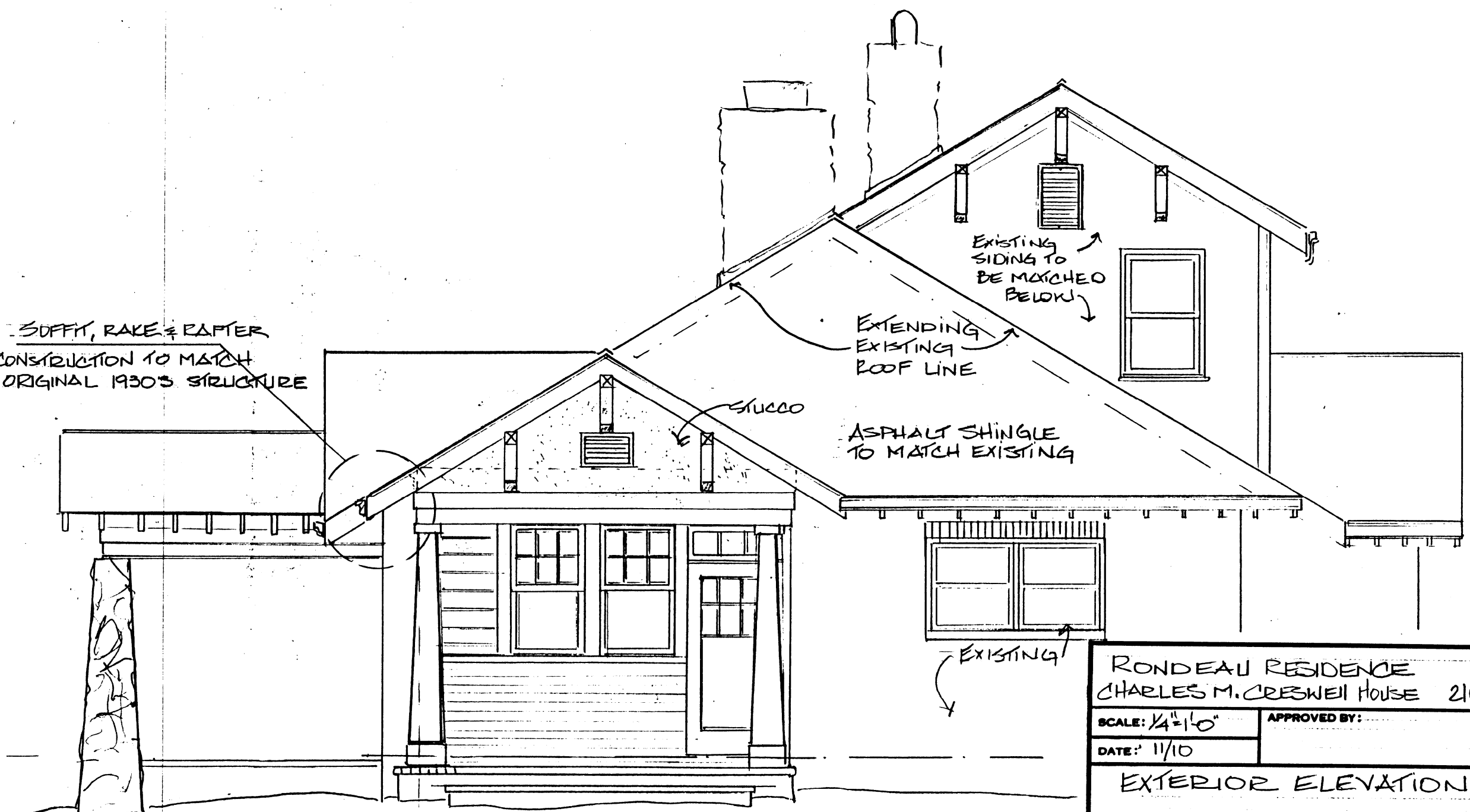
SIDE ELEVATION



SQUARE TAPERED COLUMNS
1/2" x 10"



SOFFIT, RAKE & RAFTER
CONSTRUCTION TO MATCH
ORIGINAL 1930'S STRUCTURE



REAR ELEVATION

RONDEAU RESIDENCE		1810B
CHARLES M. CRESWELL HOUSE		2100 CHARLOTTE AVE
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: HPW
DATE: 11/10		REVISED:
EXTERIOR ELEVATIONS		
CREATIVE DESIGN SOLUTIONS		DRAWING NUMBER
704.341.3633		

Charlotte Historic District Commission - Case 2010-109

