



Charlotte Historic District Commission Application for a Certificate of Appropriateness

June 8, 2011

ADDRESS OF PROPERTY	2108 Charlotte Drive, Dilworth Local Historic District	HDC 2011-061
SUMMARY OF REQUEST	Installation of New Window & HVAC Unit	
OWNERS	Roger Dahnert & Nancy Williams	
APPLICANT	Roger Dahnert	

Details of Proposed Request

This application seeks approval for the replacement of two existing vents in the gable ends in the front section of this house, as well as the installation of a through-wall HVAC unit.

Current Status and Context of Property

The house, constructed in 1928, is a one story frame structure, with an over-sized gable front porch. The house is listed as a contributing structure to the Dilworth National Register Historic District. It is in an area of Charlotte Drive that consists of houses of similar age and scale.

Relevant HDC Design Guidelines

- *Additions*
- *Windows and Doors*

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

This proposal is part of a project designed to convert the existing attic space into habitable space. The two exterior impacts of this project are the removal of the existing louvered attic vents in the side gable ends and replacement with windows to match those existing on the house.

The other impact is the installation of a through-wall HVAC unit. The location of this installation is not noted on the attached plans. The Application for a Certificate of Appropriateness states:

“(I)nstall new PTAC through-wall HVAC unit w/ exterior architectural louver flush with wall”

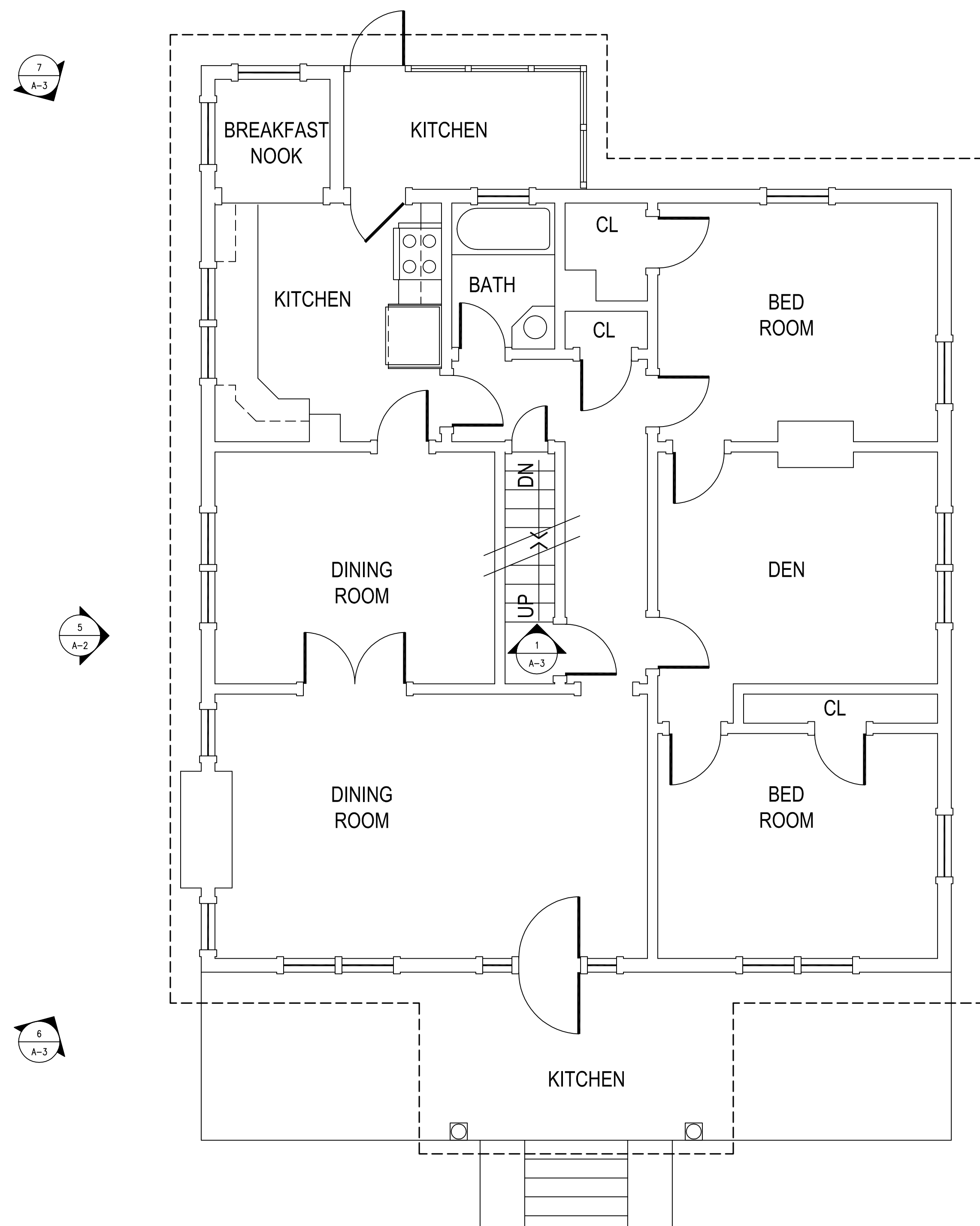
The plans as drawn appear to be compatible with the overall architecture and scale of the existing house, as well as this section of the Dilworth Local Historic District.



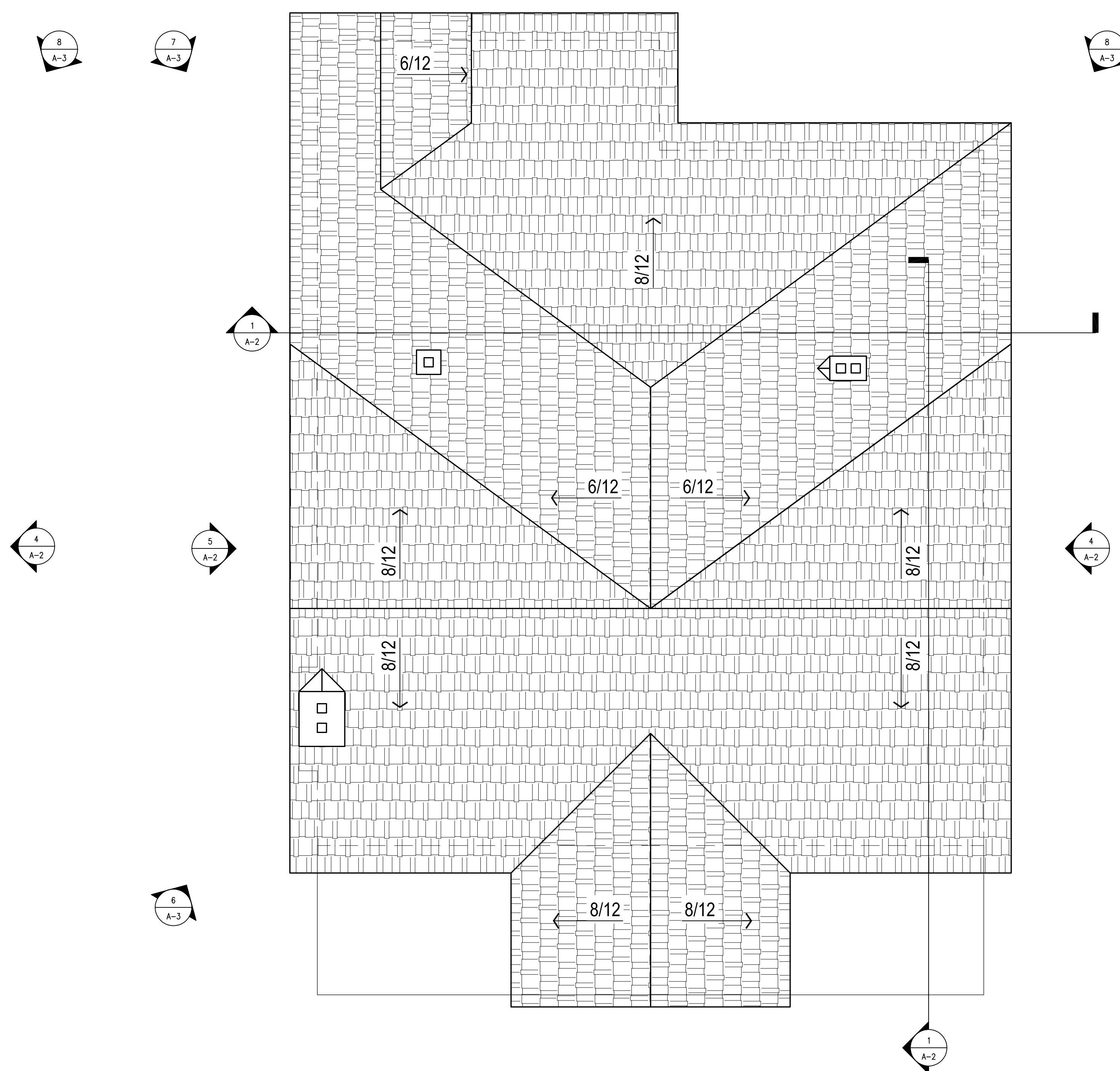




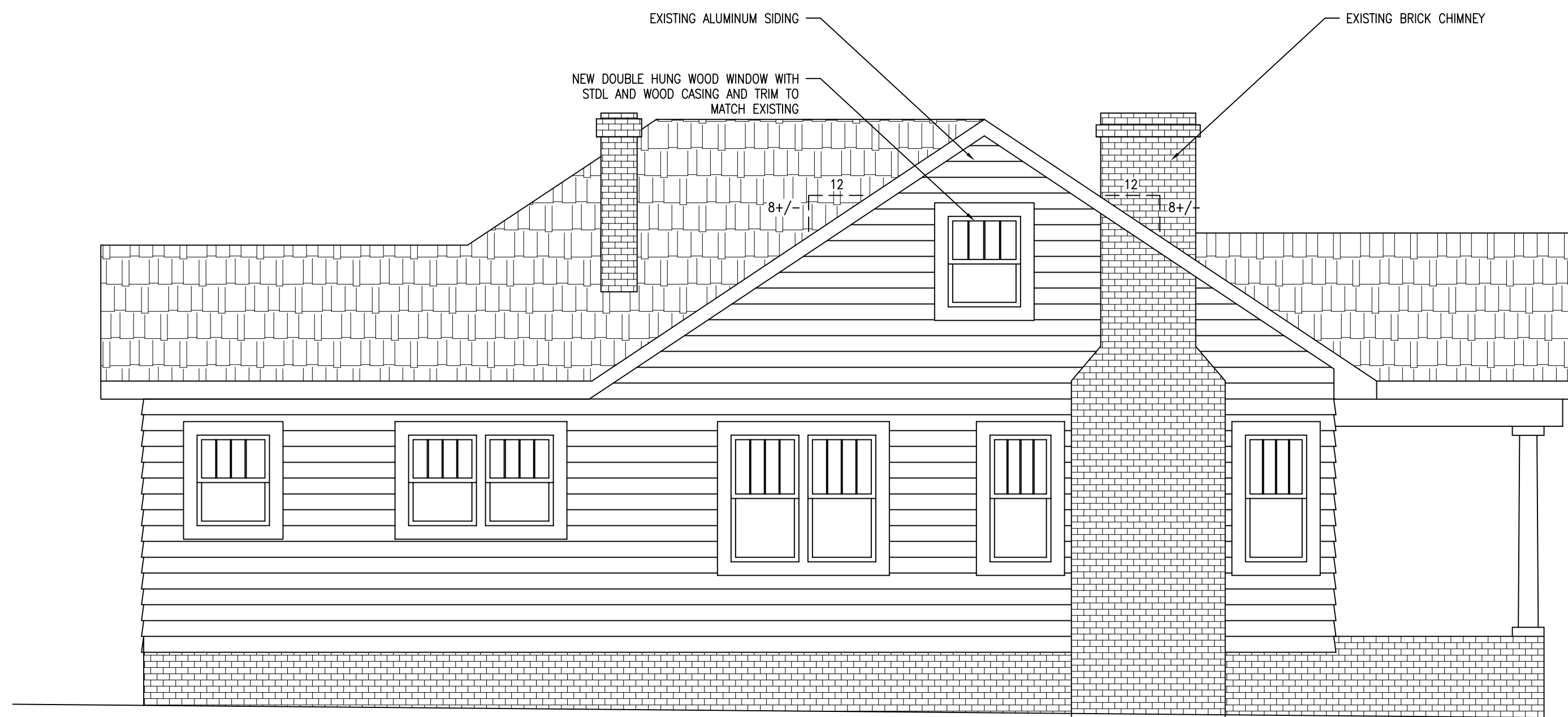




2 **FLOOR PLAN**
SCALE: 1/4"=1'-0"



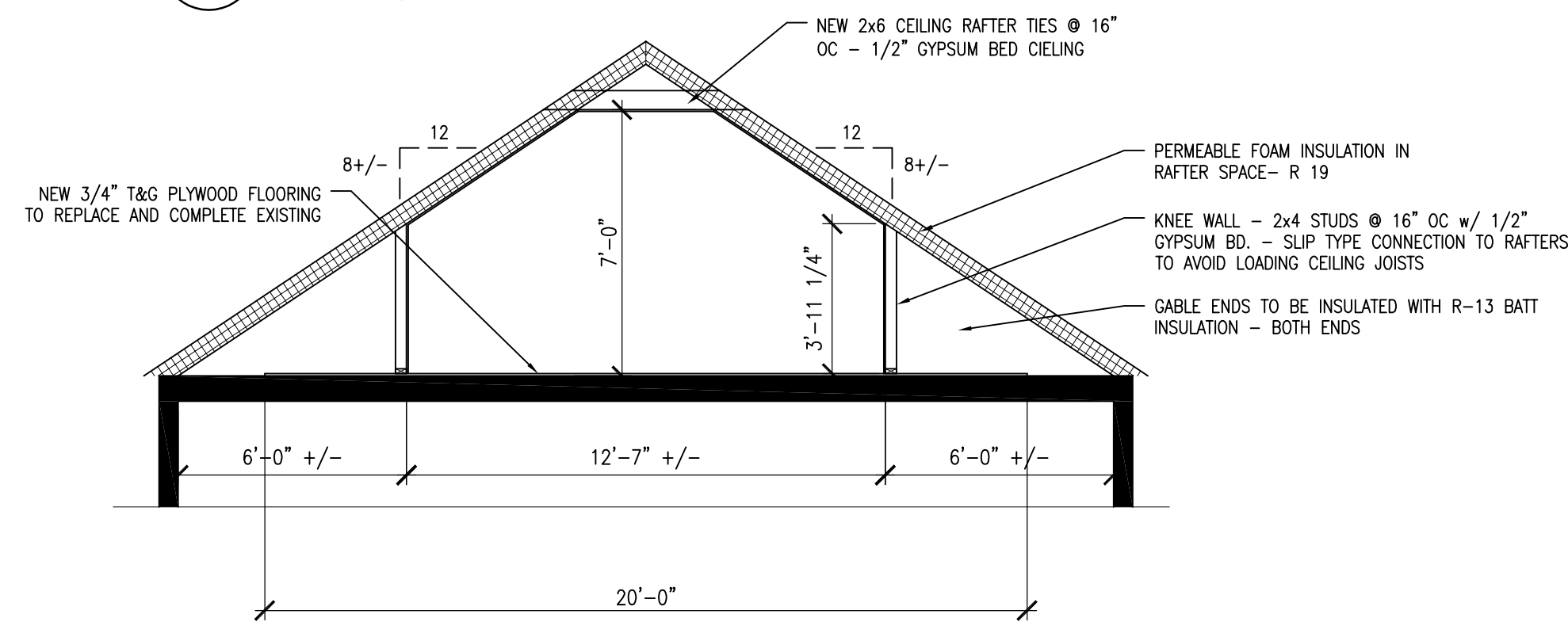
1 **ROOF PLAN**
SCALE: 1/4"=1'-0"



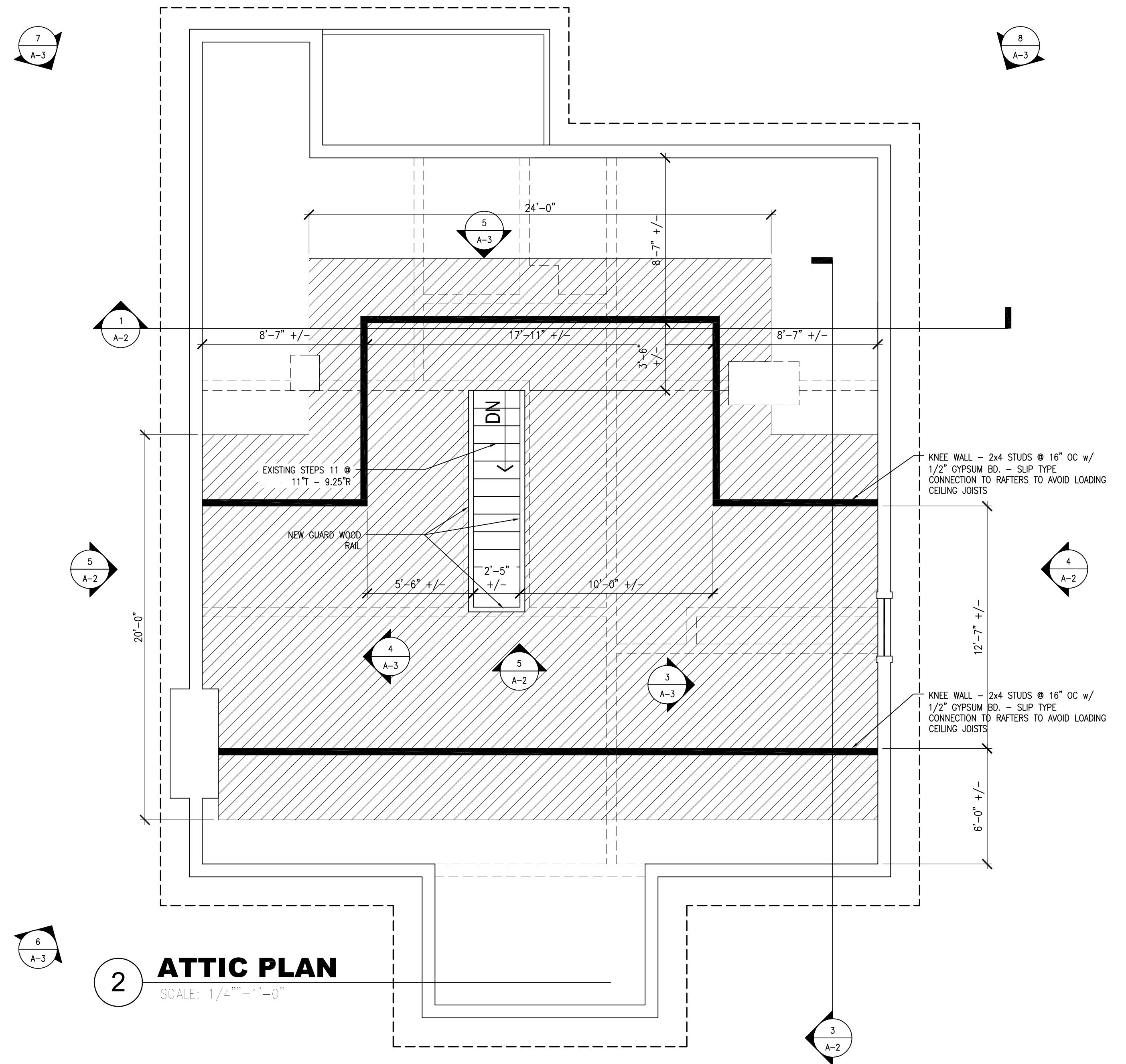
5 **SIDE ELEVATION**
SCALE: 1/4"=1'-0"



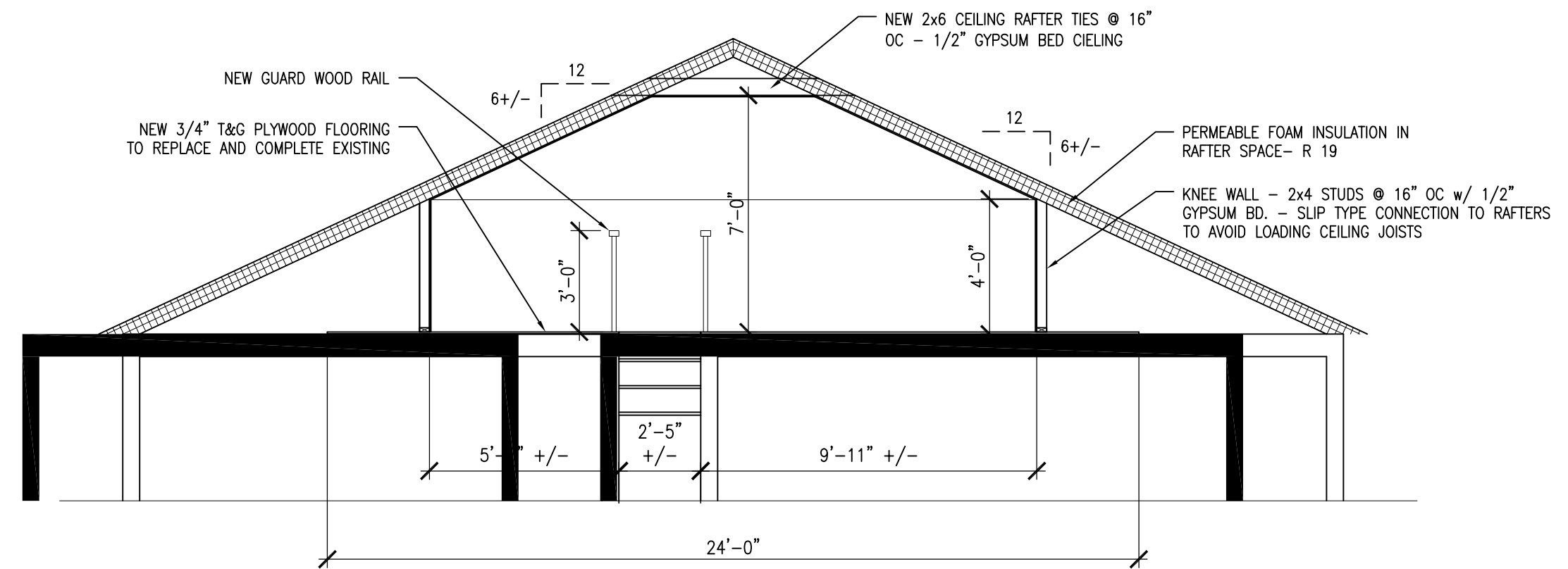
4 **SIDE ELEVATION**
SCALE: 1/4"=1'-0"



3 **ATTIC SECTION**
SCALE: 1/4"=1'-0"



2 **ATTIC PLAN**
SCALE: 1/4"=1'-0"



1 **ATTIC SECTION**
SCALE: 1/4"=1'-0"



EXISTING LOUVER TO BE REMOVED AND WINDOW TO MATCH REAR WINDOW TO BE INSTALLED

8 LEFT SIDE REAR



NEW WINDOW TO MATCH EXISTING REAR WINDOW IN SIZE AND CONFIGURATION

7 FRONT RIGHT REAR



NEW WINDOW TO MATCH EXISTING REAR WINDOW IN SIZE AND CONFIGURATION

6 FRONT RIGHT SIDE



EXISTING RIDGE 8'-0" ABOVE PLYWOOD FLOORING

EXISTING 4x4 RIDGE BRACING TO REMAIN

EXISTING PLYWOOD FLOORING TO BE REPLACED w/ 3/4" T&G PLYWOOD

5 LOOKING TOWARD REAR



EXISTING RIDGE 8'-0" ABOVE PLYWOOD FLOORING

NEW WINDOW TO BE FRAMED IN GABLE END

EXISTING GABLE END TO BE INSULATED w/ R-13 BATT INSULATION

EXISTING SHORING TO BE REMOVED AFTER RAFTER CROSS TIES ARE INSTALLED

4 LEFT END GABLE



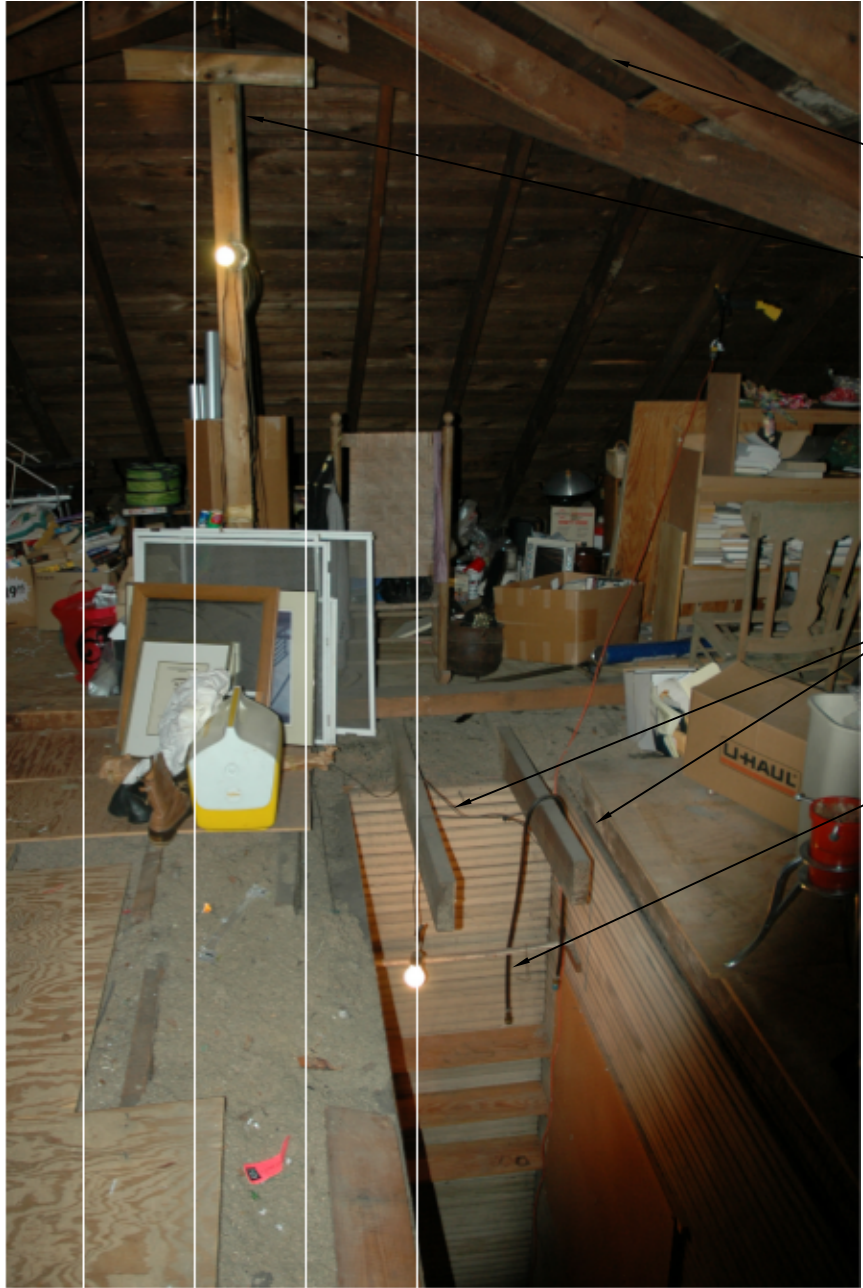
EXISTING RIDGE 8'-0" ABOVE PLYWOOD FLOORING

NEW WINDOW TO BE FRAMED IN GABLE END - EXISTING LOUVER TO BE REMOVED

EXISTING GABLE END TO BE INSULATED w/ R-13 BATT INSULATION

EXISTING RIDGE SHORING TO BE REMOVED AFTER RAFTER CROSS TIES ARE INSTALLED

3 RIGHT END GABLE



EXISTING RAFTERS TO BE SHIMMED AS REQUIRED TO INSTALL NEW GYPSUM CEILING

EXISTING SHORING TO BE REMOVED AFTER RAFTER CROSS TIES ARE INSTALLED

EXISTING RAFTER TAILS TO BE TRIMMED OFF

NEW WOODEN GUARD RAIL AROUND OPENING

2 LOOKING TOWARD FRONT



NEW WOODEN HANDRAILS EACH SIDE ON EXISTING BEAD BOARD PANELING

NEW WOODEN TREADS AND RISERS

1 STAIRS

Charlotte Historic District Commission - Case 2011-061

