

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

September 14, 2011

ADDRESS OF PROPERTY	1114 East Boulevard, Dilworth Local Historic District	HDC 2011-091
SUMMARY OF REQUEST	Rear Addition	
OWNER	Sumwalt Properties, LLC	
APPLICANT	Jim Montgomery, Architect	

Details of Proposed Request

This building is a converted residential structure that has an existing one-story rear addition. This proposal would rework the exterior of that addition, and add a second floor above this existing space.

Current Status and Context of Property

This structure was originally constructed as a single family residence, and has been in office use for at least the last three decades. The existing rear addition has been in place since at least 1990. The original house was constructed in 1925, and is a two story brick Colonial Revival home with a pyramidal roof and a full façade front porch that wraps the right corner of the front elevation. It sits between other converted buildings of similar age and scale. This property is listed a contributing structure within the Dilworth National Register Historic District.

Relevant HDC Design Guidelines

- *Additions*
- *Building Materials*
- *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.

Analysis of Proposal

The existing rear addition on this building appears to actually be two additions – one two story section that could be an enclosure of an original two story porch, and a one story extension with a low hipped roof and windows that do not match those in the original structure. The proposed work would unify these two additions, and would create a new fenestration pattern that is more in keeping with the original house.

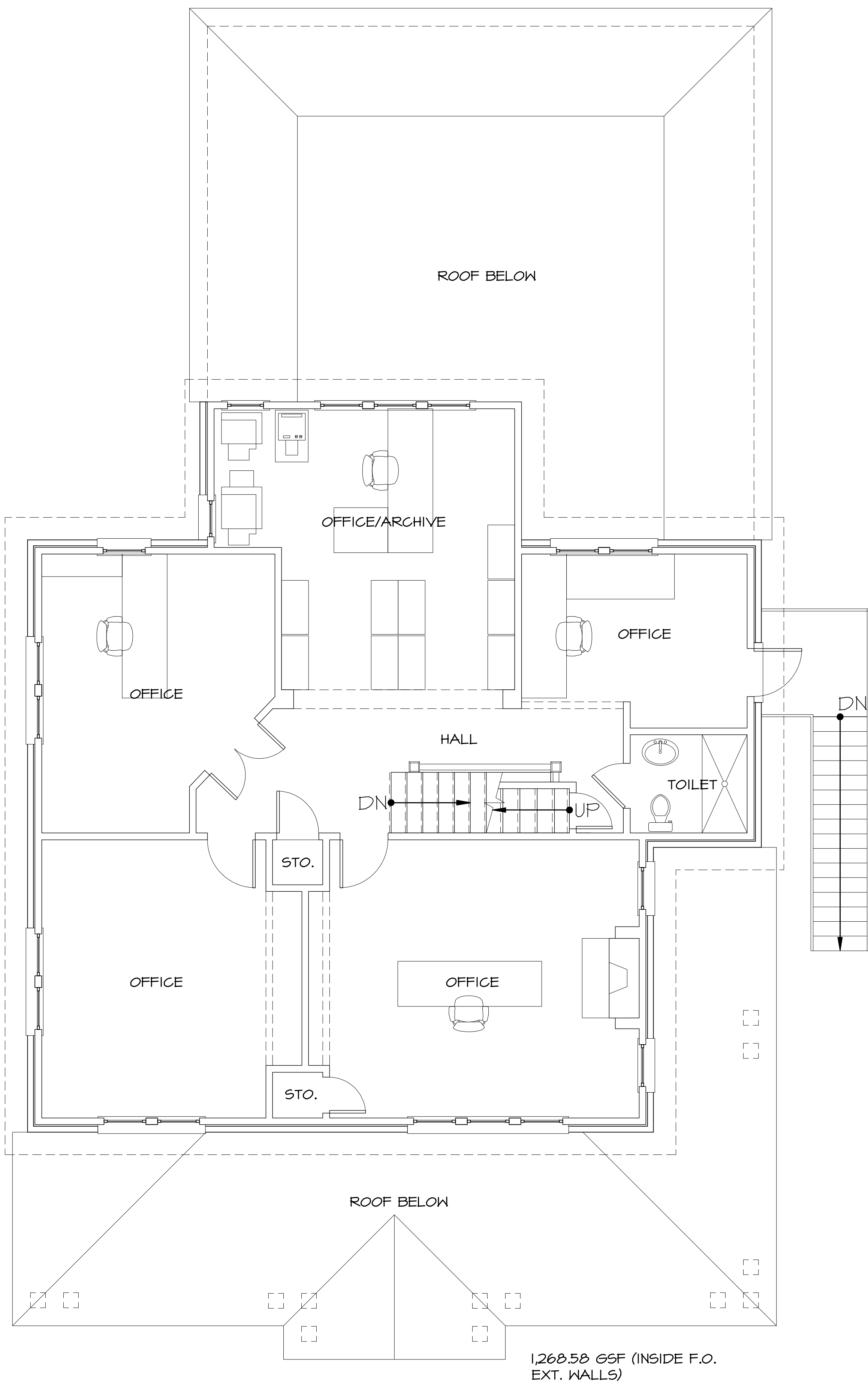
The new second floor above the existing addition would be an extension of the first floor, with no change to the existing footprint of the building. The exterior walls would be wood clad, matching the siding currently on the first floor. A wooden trim band would delineate the two floors. The roof on the new second floor would more closely match that on the original house. The new roof would be slightly higher in elevation than the existing hip extension on the right side of the building, making this proposal ineligible for administrative approval. However, all of the proposed work is at the rear of the building, and there should be no discernable impact on the East Boulevard streetscape.

The only design change in the first floor of this addition would be the removal of the existing windows, and the installation of new windows that are more in keeping in style and proportion to those in the original house. The windows in the new second floor would match these new ones below. All new windows are noted to be clad wooden windows in a 6/6 pattern.

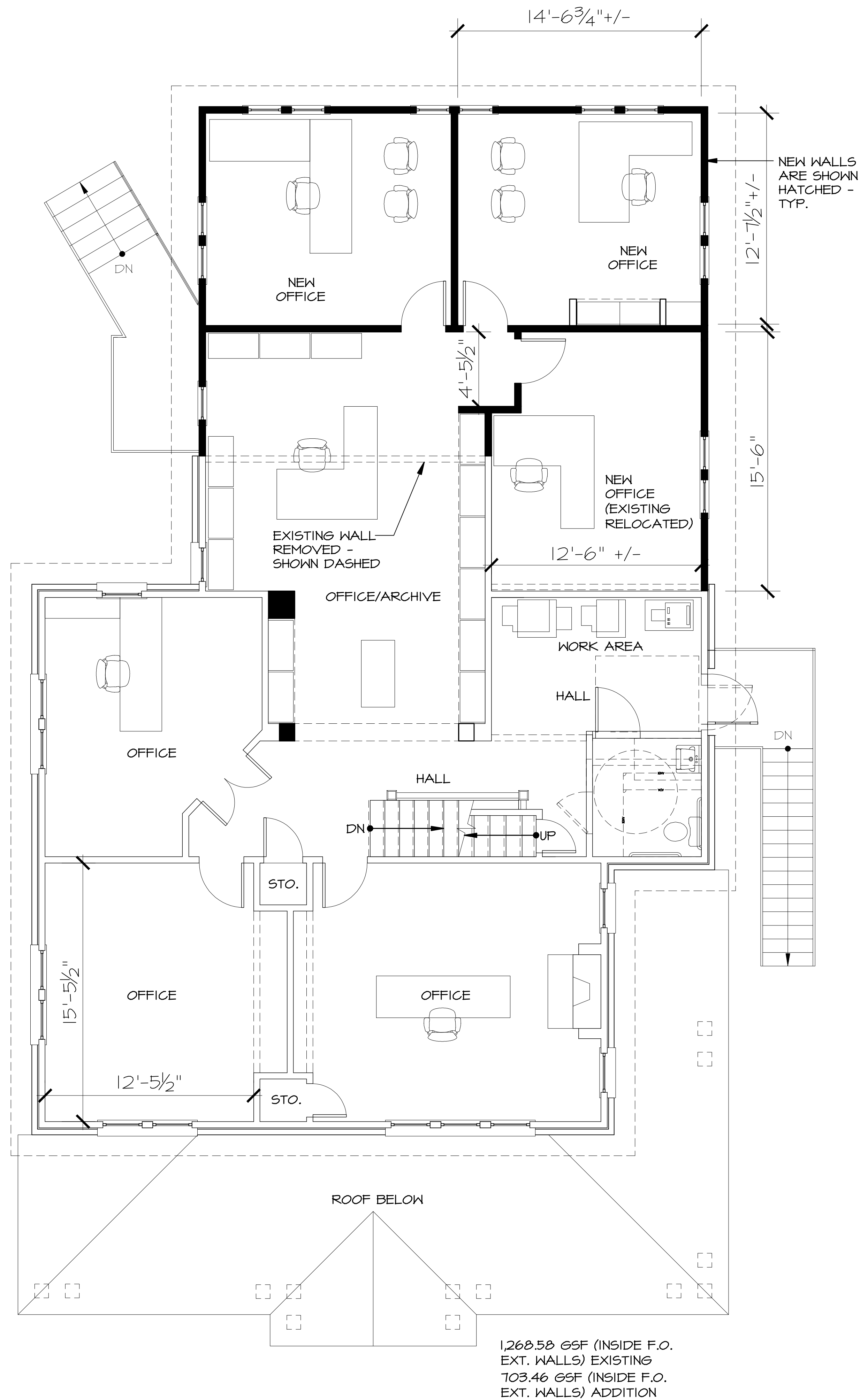
Current HDC policy on Additions states in part:

- *Additions should reflect the design, scale and architectural style of the original structure.*
- *Additions must respect the original character of the property, but must be distinguishable from the original construction.*
- *All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.*

All materials and windows noted on the plans appear to meet current HDC policy standards.



2
A.I.O. EXISTING FLOOR PLAN
SCALE : 1/4" = 1'-0"



1
A.I.O. PROPOSED FLOOR PLAN
SCALE : 1/4" = 1'-0"



**McClure
Nicholson
Montgomery**
ARCHITECTS

2109 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.392.6769
fax. 704.394.0262
www.mnmarchitects.com

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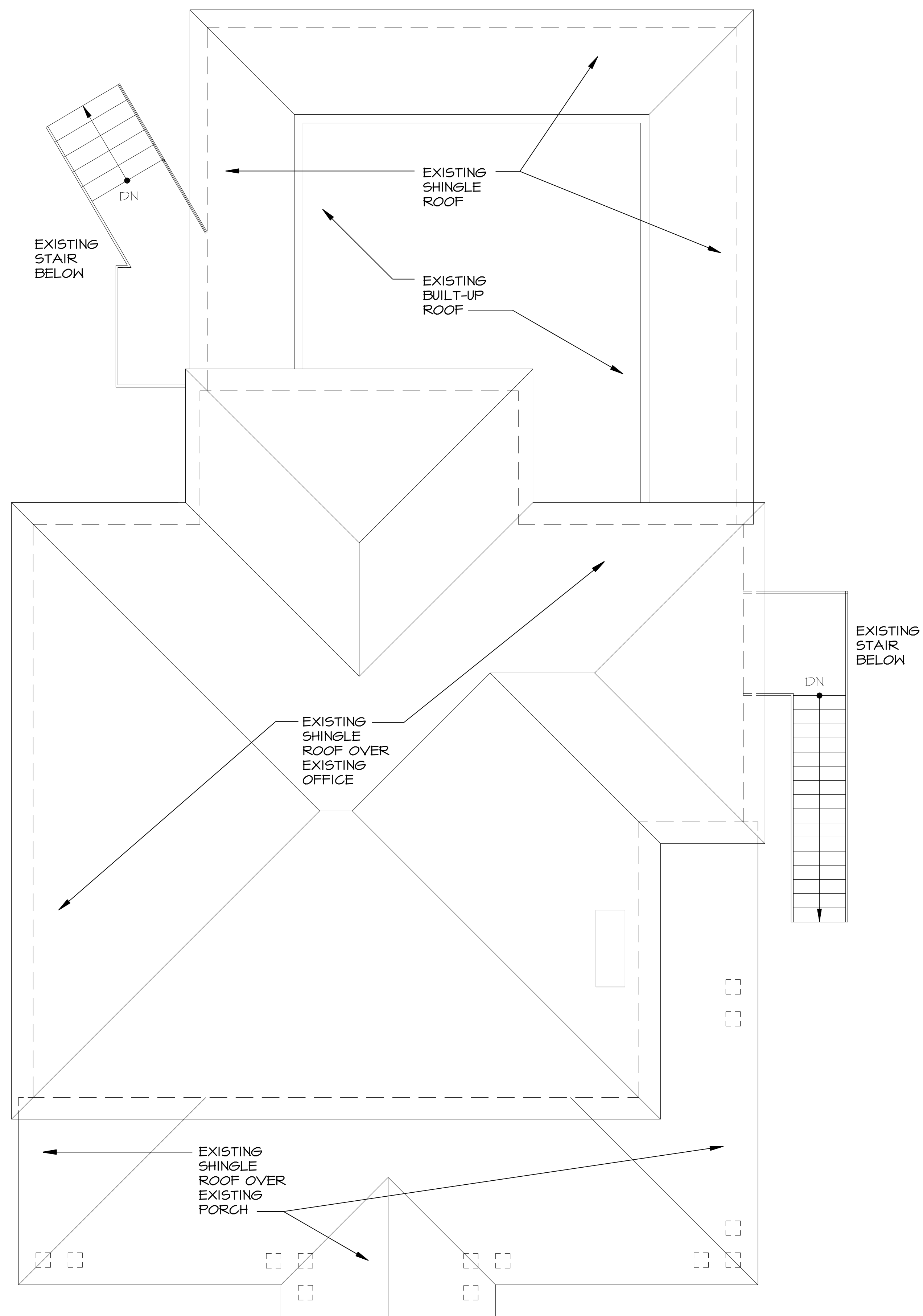
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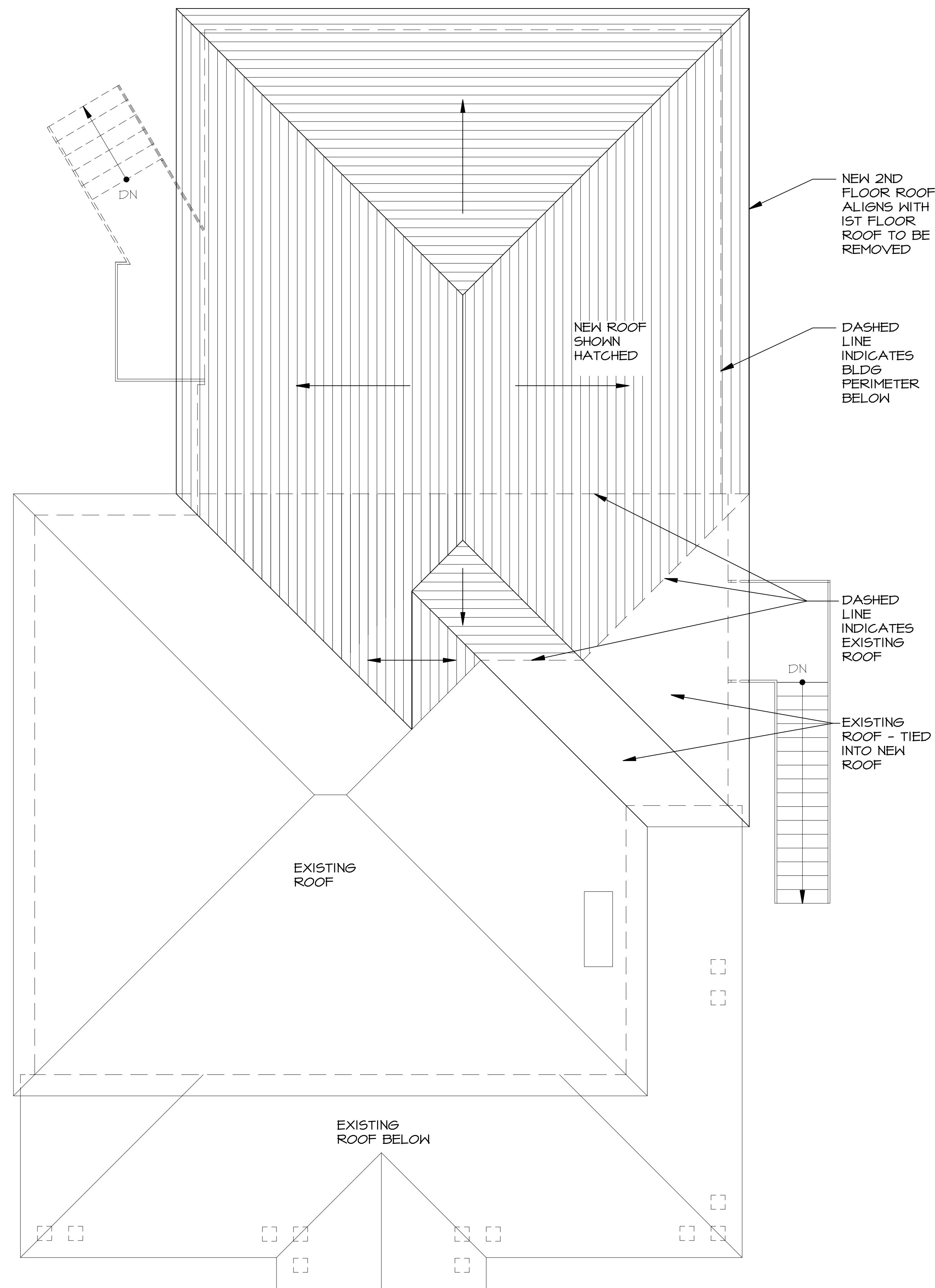
sheet title:

FLOOR
PLANS

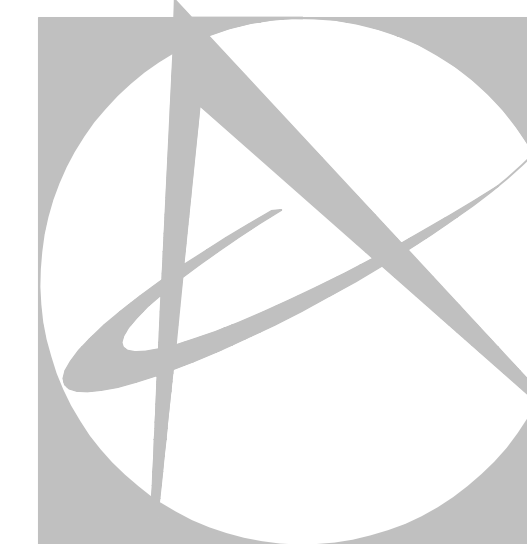




2
A1.0
EXISTING ROOF PLAN
SCALE : 1/4" = 1'-0"



1
A1.0
PROPOSED ROOF PLAN
SCALE : 1/4" = 1'-0"



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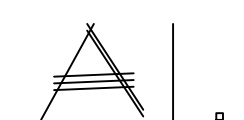
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sheet title:
ROOF PLAN





**McClure
Nicholson
Montgomery**
ARCHITECTS

2109 South Boulevard - Suite 110
Charlotte, NC 28203
tel. 704.392.6763
fax 704.394.0262
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sheet title:

EXTERIOR
ELEVATIONS

A2.0



1
A.2.0
PROPOSED REAR ELEVATION
SCALE : 1/4" = 1'-0"



2
A.2.0
PROPOSED LEFT ELEVATION
SCALE : 1/4" = 1'-0"



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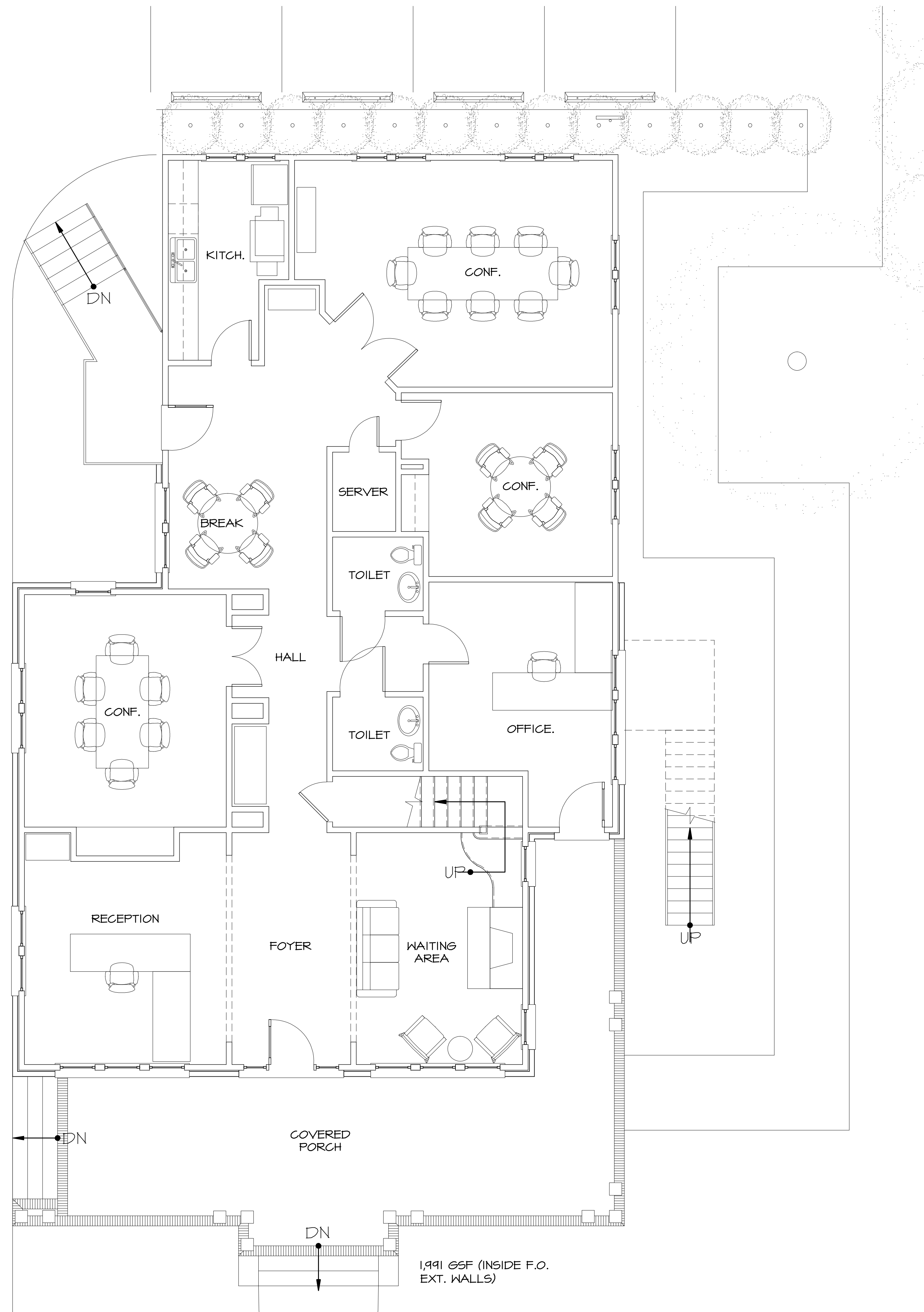
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Commission Review

sheet title:
EXTERIOR
ELEVATIONS

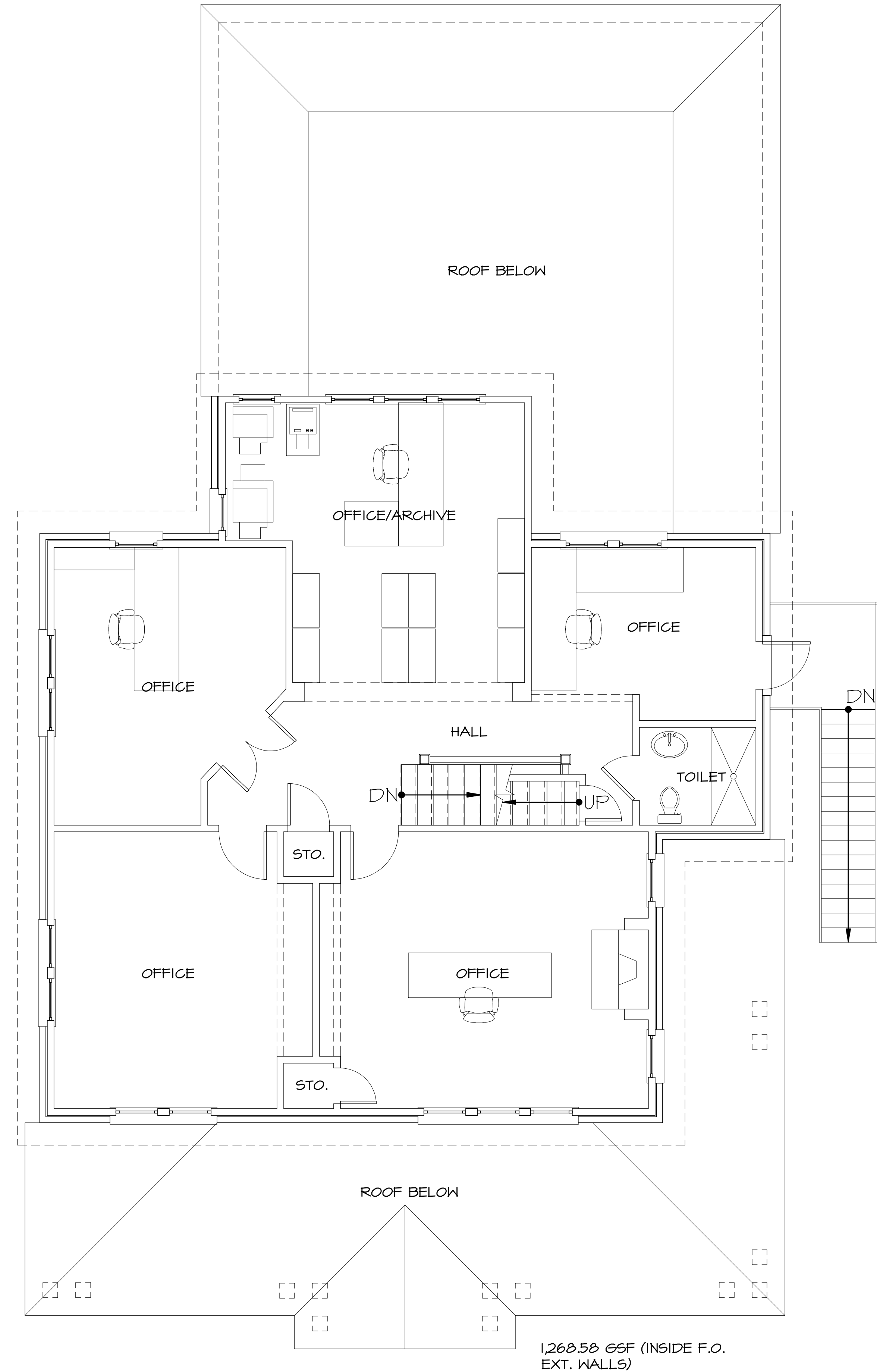
A2.1



1
A.2.1
PROPOSED RIGHT ELEVATION
SCALE : 1/4" = 1'-0"



1
ABI.O
FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"



2
ABI.O
SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



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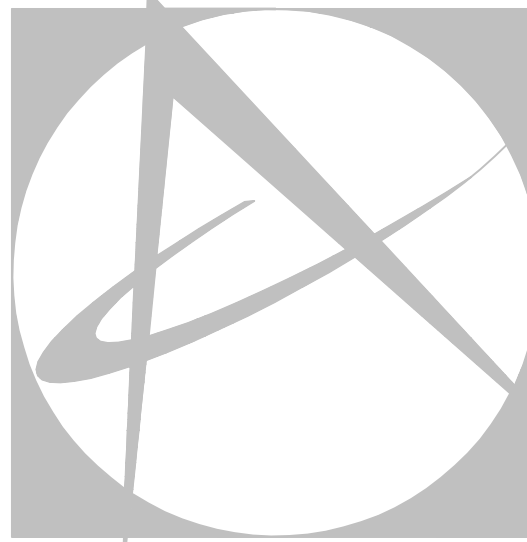
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sheet title:
Floor Plans
- As-Built

ABI.O



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sheet title:

Elevations -
As-Built

AB2.0



1 REAR ELEVATION
AB2.0 SCALE : 1/4" = 1'-0"



2 LEFT ELEVATION
AB2.0 SCALE : 1/4" = 1'-0"



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sheet title:

Elevations -
As-Built

AB2.1



1 LEFT ELEVATION
AB2.1 SCALE : 1/4" = 1'-0"

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