

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

September 14, 2011

ADDRESS OF PROPERTY	1919 Springdale Avenue, Dilworth Local Historic District Addition/Renovation/Tree Removal Allen Brooks, Applicant	HDC 2011-100
SUMMARY OF REQUEST	Addition/Renovation/Tree Removal	
OWNERS	Tom & Millie Snyder	
APPLICANT	Allen Brooks, Architect	

Details of Proposed Request

This proposal is for an addition to this house that would raise the front ridge of the house to accommodate a story and one-half to the rear that would extend the footprint of the house back approximately 26 feet.

Current Status and Context of Property

The existing house is a one story frame Bungalow with a full façade front porch and a gable end roof. There are two front facing vent dormers above the porch. It lies in a block of other single family houses of similar scale and style, several of which have been expanded over the years. The house was constructed c. 1900

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 addition proposed for this house is both taller and wider than the original structure. The addition springs from a new shallow hip that extends rearward from the existing roof ridge, and at its apex forms the ridge point for a rear facing gambrel-roofed addition. The new gambrel extension then terminates with an end gable element with side shed dormers.

The rear elevation also has a new screen porch addition beyond the new rear thermal wall.

The architectural details, building materials and windows in the new addition appear to meet all relevant HDC design policies.

The overall design and scale of the proposed addition will be evaluated against the current HDC policy on Additions, which states in part:

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:

- | | | |
|----|---------------------|---|
| a. | Size | <i>the relationship of the project to its site</i> |
| b. | Scale | <i>the relationship of the building to those around it</i> |
| c. | Massing | <i>the relationship of the building's various parts to each other</i> |
| d. | Fenestration | <i>the placement, style and materials of windows and doors</i> |
| e. | Rhythm | |
| | Setback | <i>in relation to setback of immediate surroundings</i> |
| g. | Materials | <i>proper historic materials or approved substitutes</i> |
| h. | Context | |

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.

3. 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.

Historic Dilworth Renovation & Addition
SNYDER RESIDENCE
1919 Springdale Ave., Charlotte, NC 28203

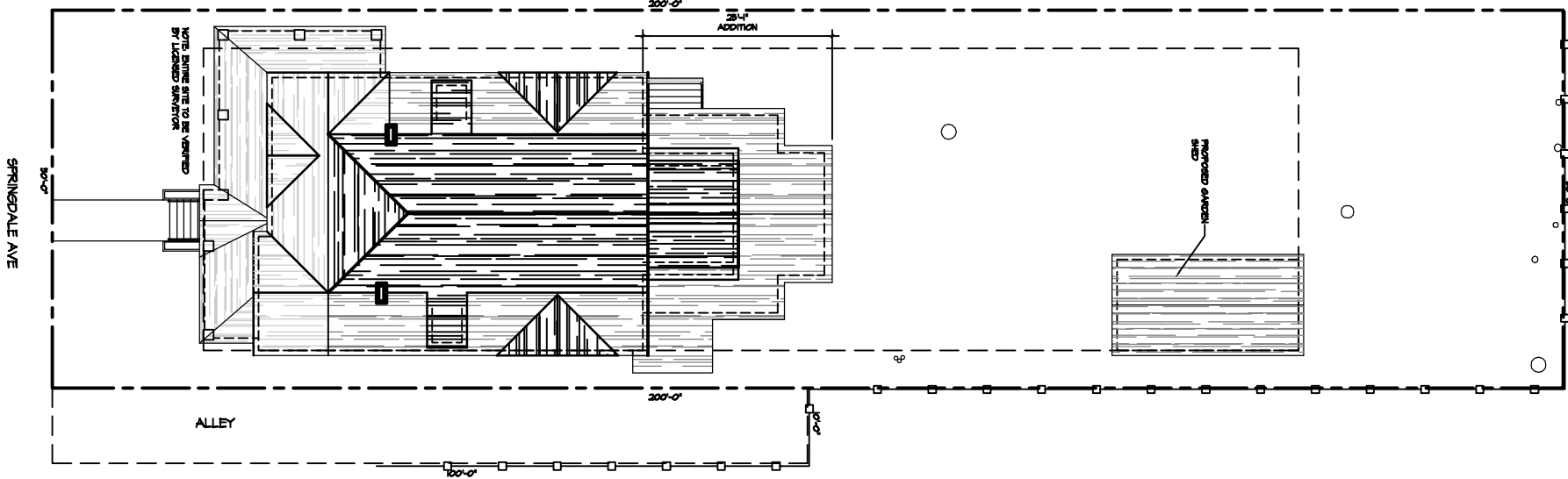
PROJ. NO. - 11053
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REVISIONS:

SITE PLAN

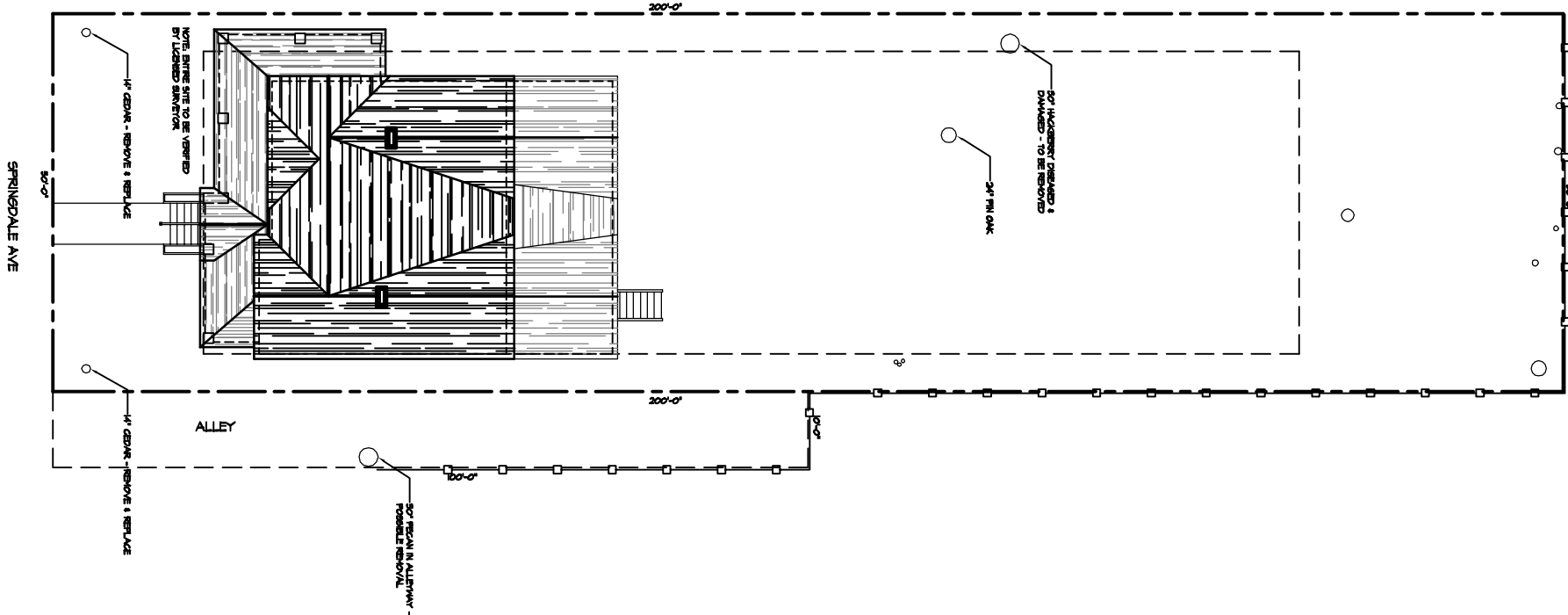
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1 PROPOSED SITE PLAN

1" = 10'-0"

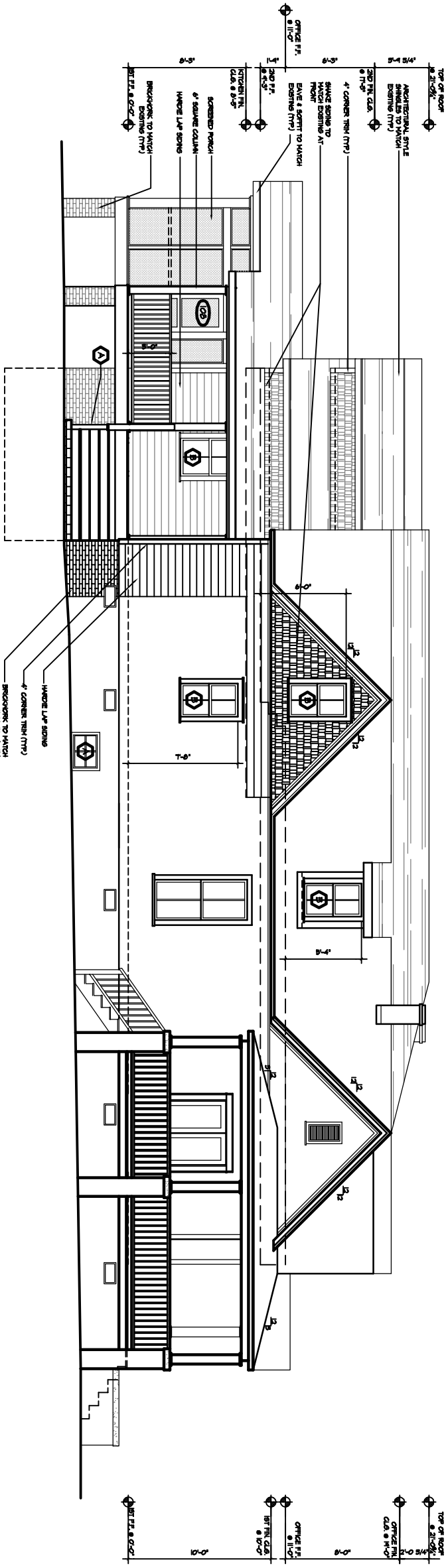


RESIDENCE CALCULATIONS	
TOTAL EXISTING HEATED AREA	1614
TOTAL PROPOSED HEATED AREA	1574
PROPOSED UNHEATED	
SCREENED PORCH	300
GARAGE	0
POOL	0
PATIO	0
SHED	288
TOTAL	588
REAR YARD CALCULATIONS	
EXISTING REAR YARD AREA	6292
PROPOSED HOUSE ADDITION	568
GARAGE	0
SHED	288
POOL	0
PATIO	0
TOTAL AREA	856
PERCENTAGE OF PERMEABLE	86%
OPEN SPACE CALCULATIONS	
TOTAL AREA OF SITE	10000
FOOTPRINT OF HOUSE	2792
FOOTPRINT OF SHED	288
FOOTPRINT OF GARAGE	0
AREA OF IMPERVIOUS PAVING	0
TOTAL AREA	3080
PERCENTAGE OF OPEN SPACE	69%

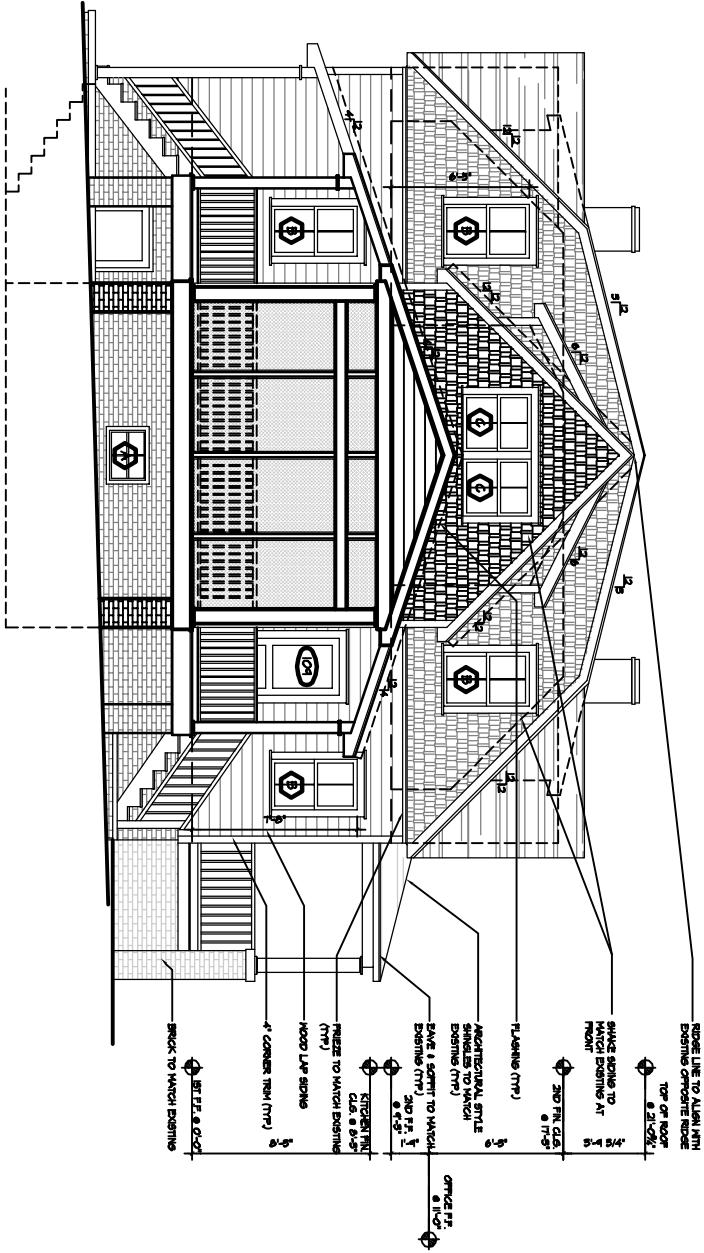


2 EXISTING SITE PLAN

1" = 10'-0"



② PROPOSED LEFT ELEVATION
1/4" = 1'-0"



① PROPOSED REAR ELEVATION
1/4" = 1'-0"



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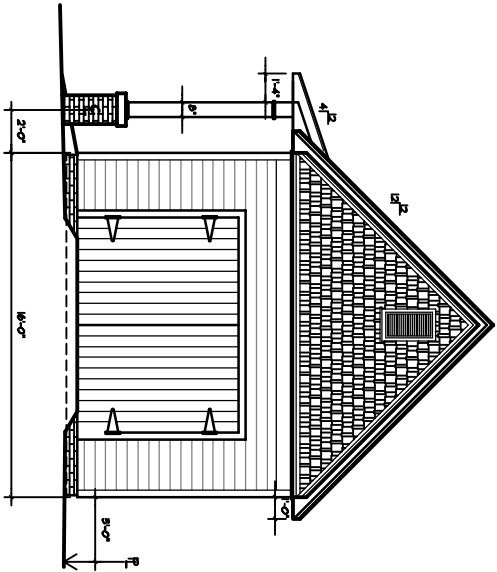
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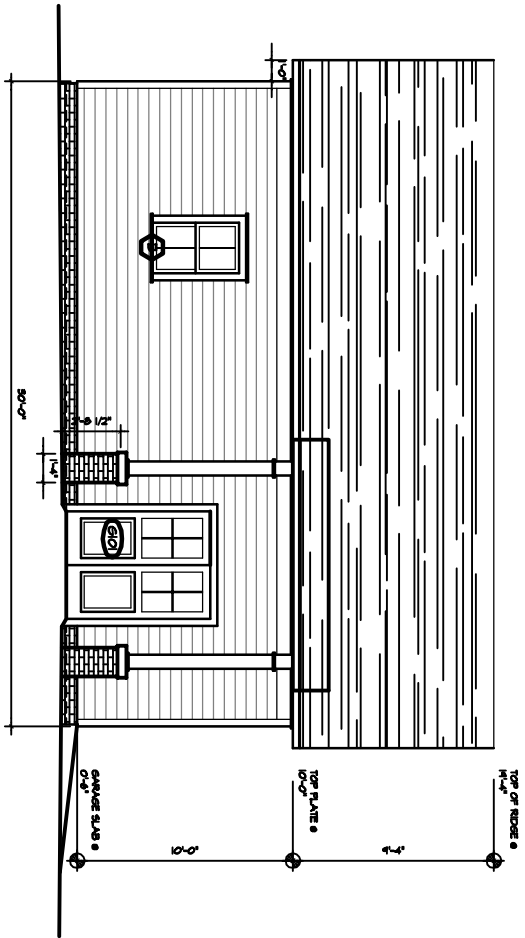
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PROPOSED GARAGE
ELEVATIONS

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OF:

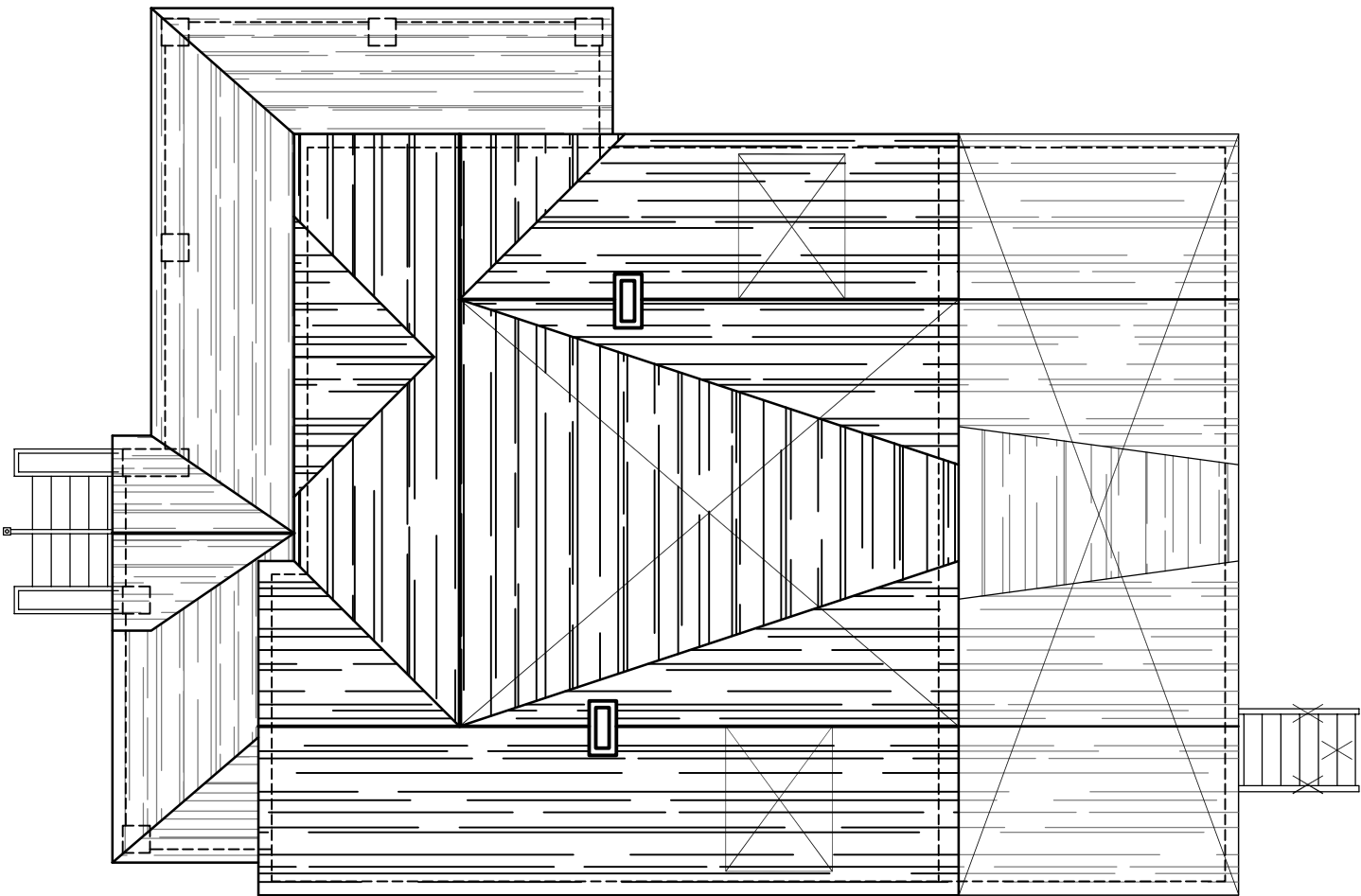


② PROPOSED FRONT ELEVATION
1/4" = 1'-0"

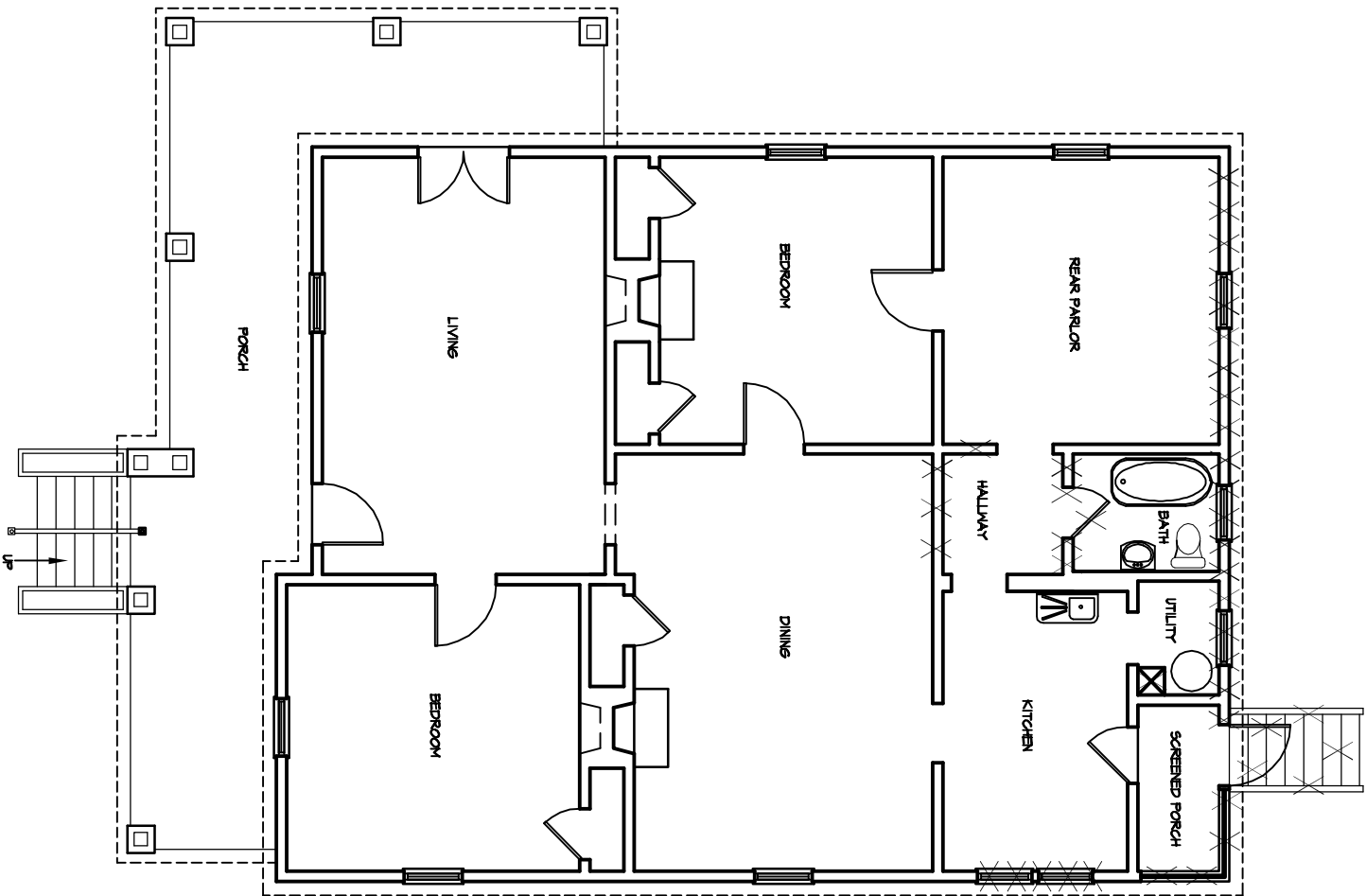


① PROPOSED LEFT ELEVATION
1/4" = 1'-0"

NOTE:
XXXXX REMOVE WALLS
X REMOVE FINS



2 EXISTING ROOF PLAN
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



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NOTE: X INDICATES
IMPOSED

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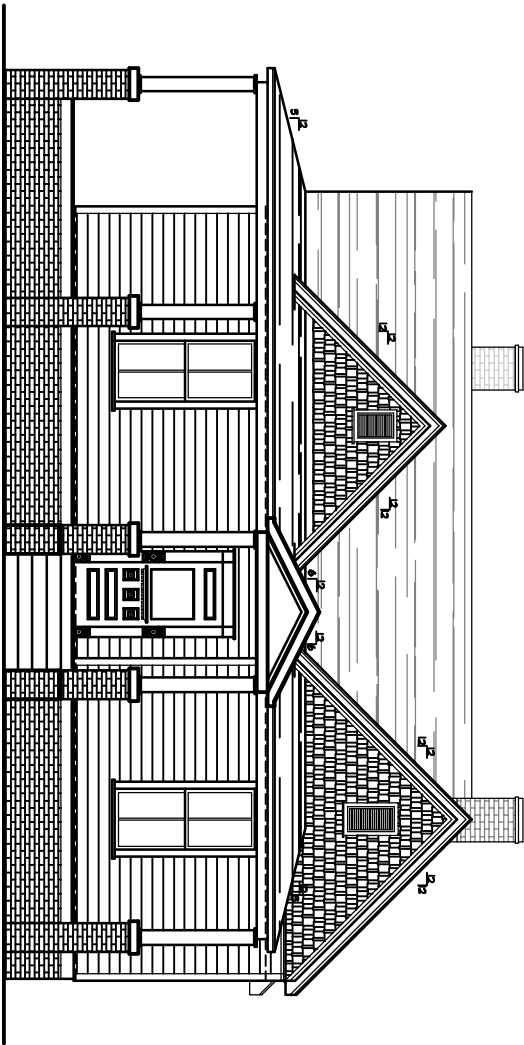
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EXISTING ELEVATIONS

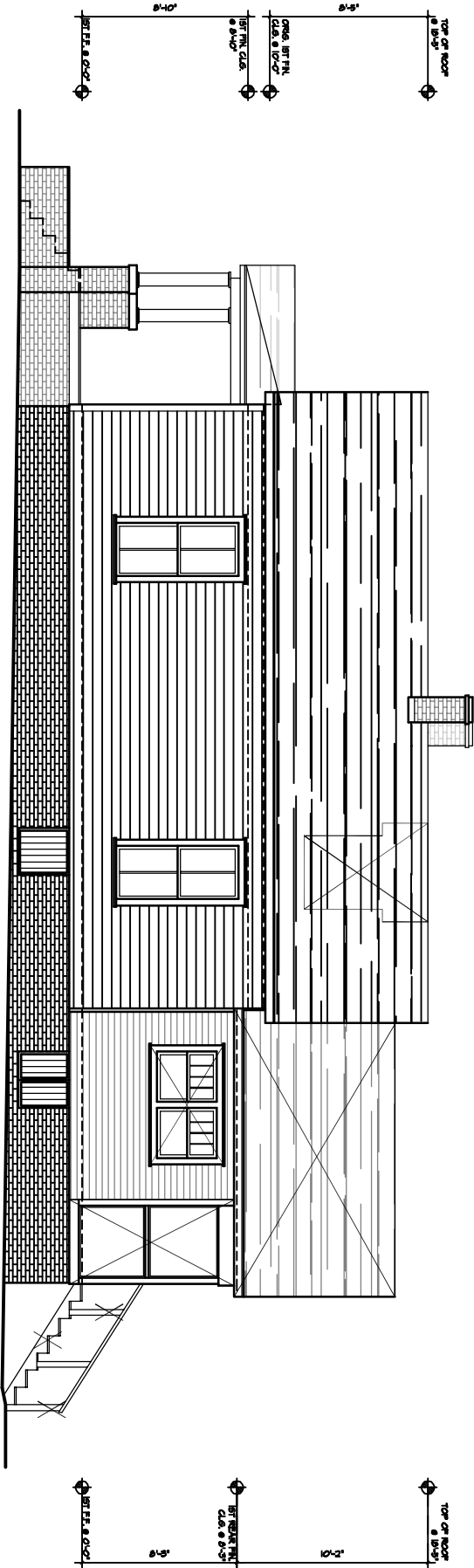
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OF:

① EXISTING FRONT ELEVATION
1/4" = 1'-0"



② EXISTING RIGHT ELEVATION
1/4" = 1'-0"





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NOTE: X = REMOVE

3/4"

TOP OF ROOF
0'-0"

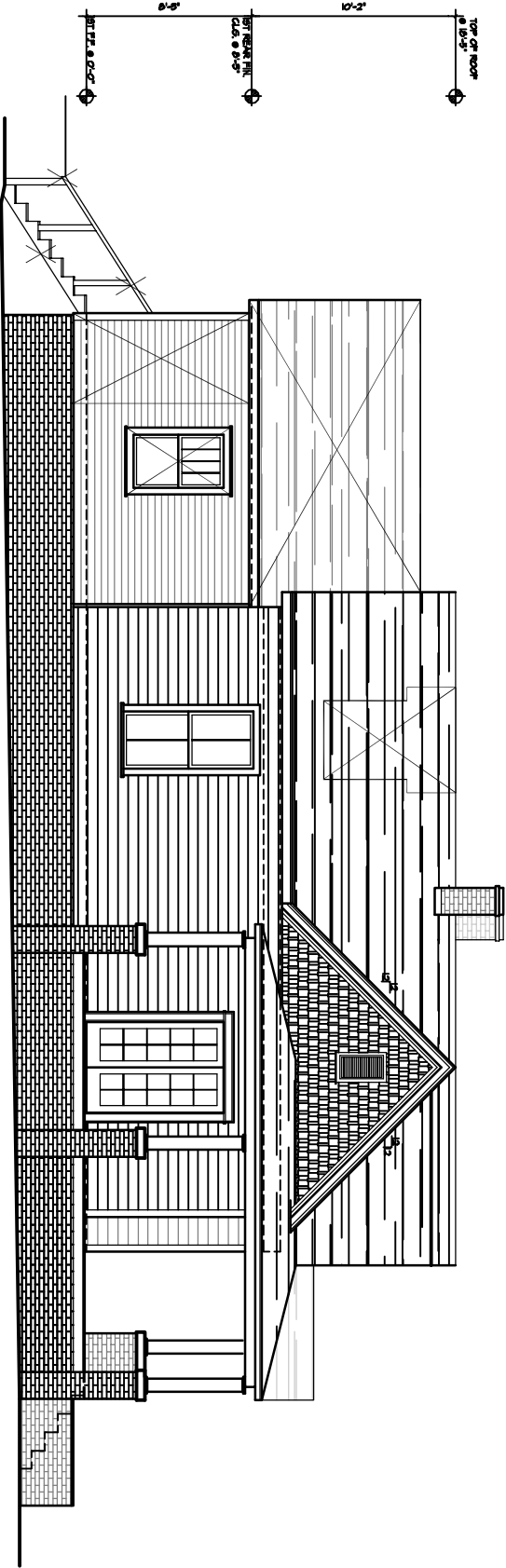
0'-0"

0'-0"

0'-0"

0'-0"

0'-0"



2 EXISTING RIGHT ELEVATION
1/4" = 1'-0"

TOP OF ROOF
0'-0"

0'-0"

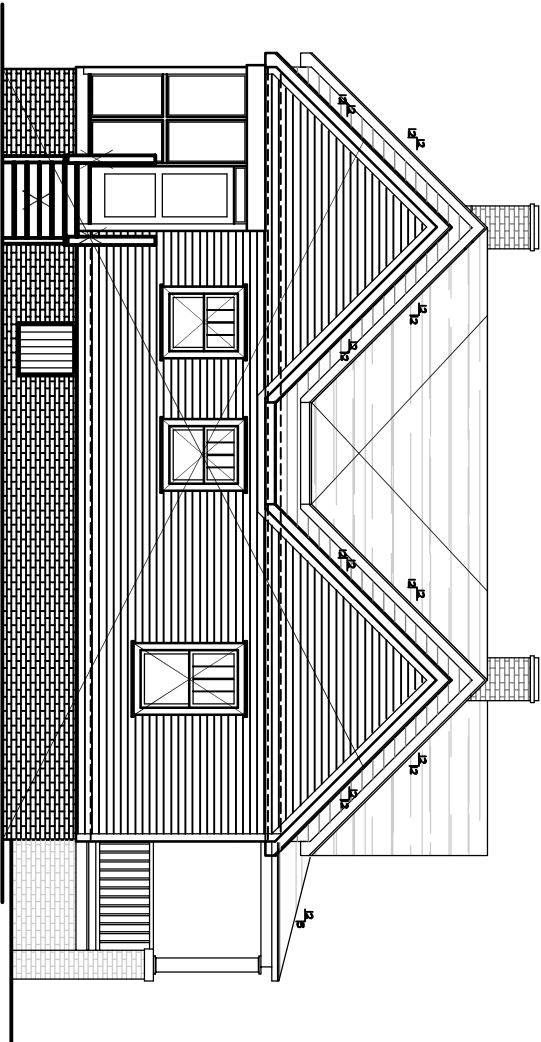
0'-0"

0'-0"

0'-0"

0'-0"

0'-0"



1 EXISTING REAR ELEVATION
1/4" = 1'-0"

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EXISTING ELEVATIONS

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3/4"

WINDOW SCHEDULE			
ID	SIZE	HEADR HEIGHT	TYPE
①	2'-0" X 1'-0"	6'-0"	AWING
②	2'-0" X 4'-0"	VEEDED SEE ELEVATIONS	DOUBLE HUNG
③	2'-0" X 9'-2"	6'-0"	DOUBLE HUNG

NOTE: MATCH THE DETAILS W/ WOOD TRIM CAP (W/ PLANNING) & BACK SAND TRIM @ WINDOWS.

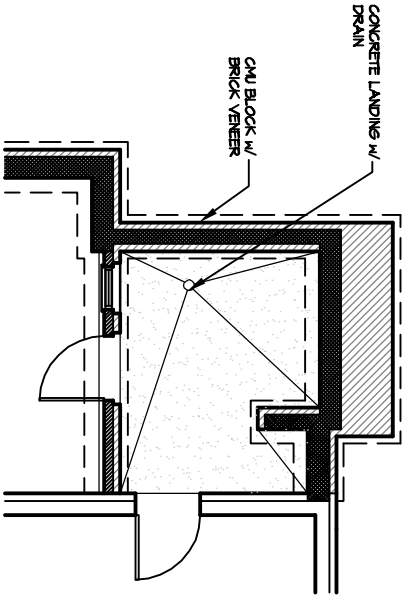
NOTE: MATCH TO EXISTING WINDOW, SHIRT SHIP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR TRIM. INSTALL WITH TRIM CAP AND FLARING. SEE ELEVATIONS FOR SHIRT PATTERN. VERIFY ANY REQUIREMENTS FOR SHIRT OR TRIMMED GLASS.

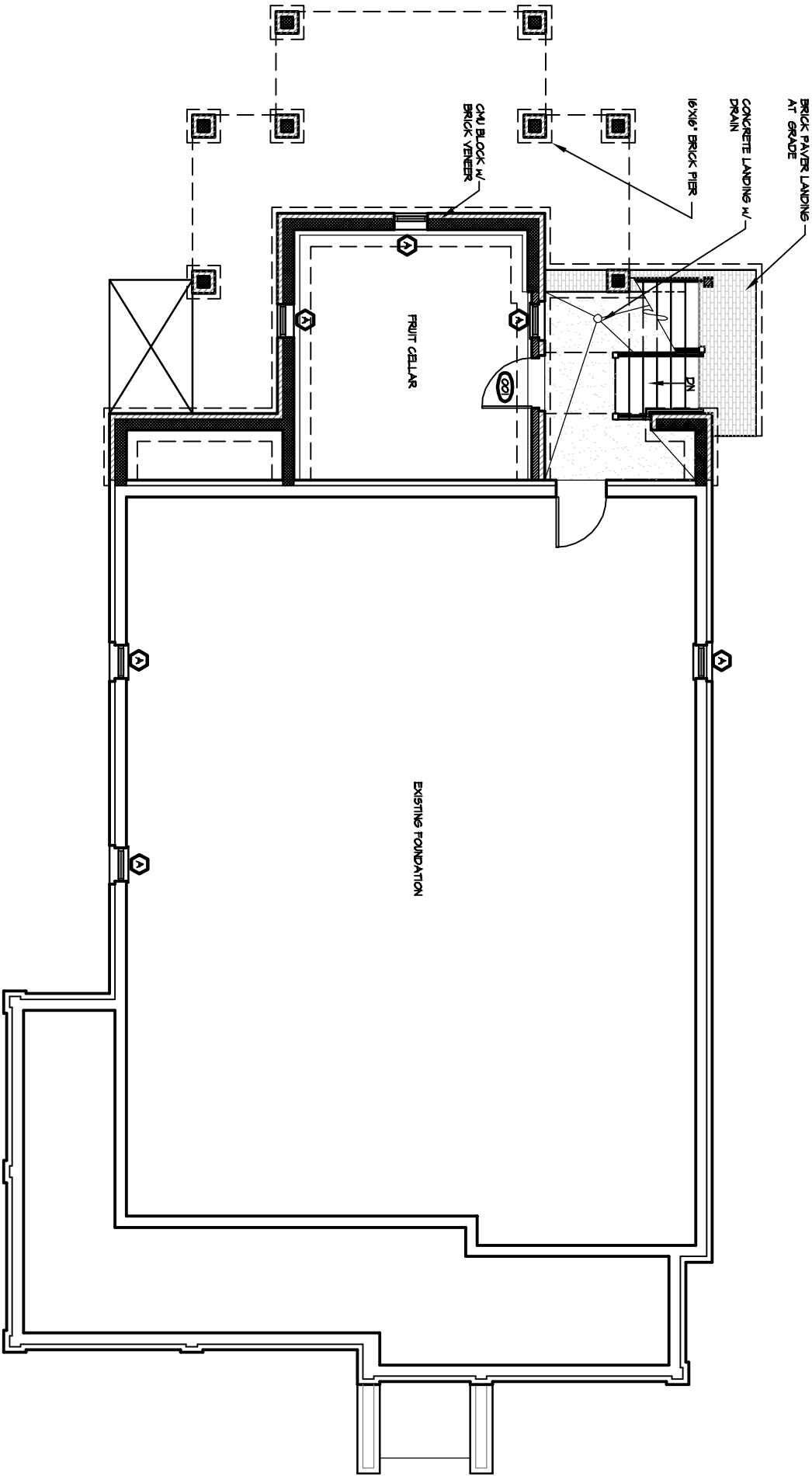
* N.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH A 3/4" OF GLASS OR MORE & MORE THAN 16" AT LEAST BE TREATED FOR CODE COMPL.

BASEMENT DOOR SCHEDULE		
ID	OPENING	LOCATION
①	9'-0" X 6'-0"	FRUIT CELLAR



② FOUNDATION PLAN BELOW STAIR
1/4" = 1'-0"



① PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

NOTE:
NEW WALLS
LOAN WALL
BRICK VENEER
MASONRY



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PROPOSED PLANS

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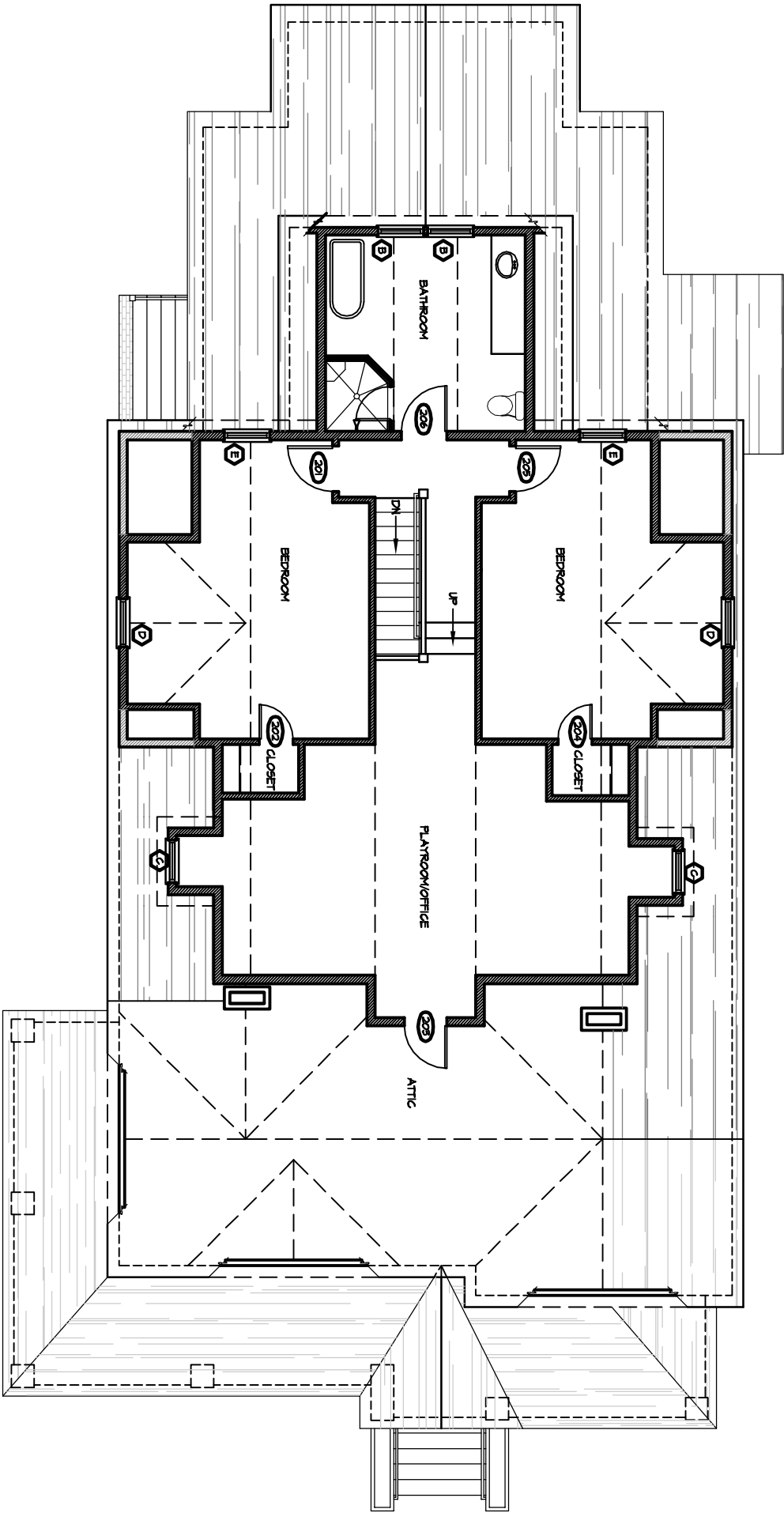
1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

WINDOW SCHEDULE			
NO	SIZE	HEADER HEIGHT	TYPE
1	2'-4" X 1'-4"	6'-4"	ANIS
2	2'-4" X 4'-0"	VEHS SEE ELEVATION	DOUBLE HANS
3	2'-4" X 6'-2"	6'-4"	DOUBLE HANS

NOTE: MATCH TRIM DETAILS W/ 1000 DRIP CAP (W/ FLASHING) & BRICK BAND TRIM & NICHE.
NOTE: PRIOR TO ORDERING WINDOWS, SHEET SHIP DRAWINGS TO THE ARCHITECT FOR APPROVAL.
NOTE: MATCH EXISTING WINDOW & DOOR LBS. REPAIR WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR WINDOW MATERIAL, VERIFY ANY REQUIREMENTS FOR EXPOSED OR TYPED CLOAK.
• HE. = MATCH EXISTING

NOTE: ALL WINDOWS WITH A SF. OF 4.46 OR LARGER SHALL BE TYPED W/ APT. UNIT BE TYPED PER CODE (TYP)

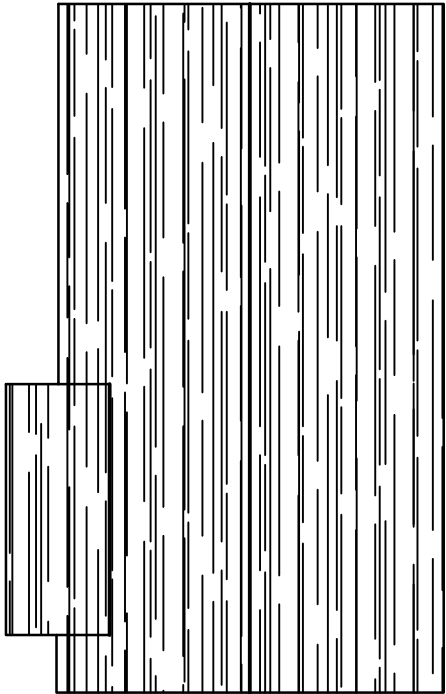
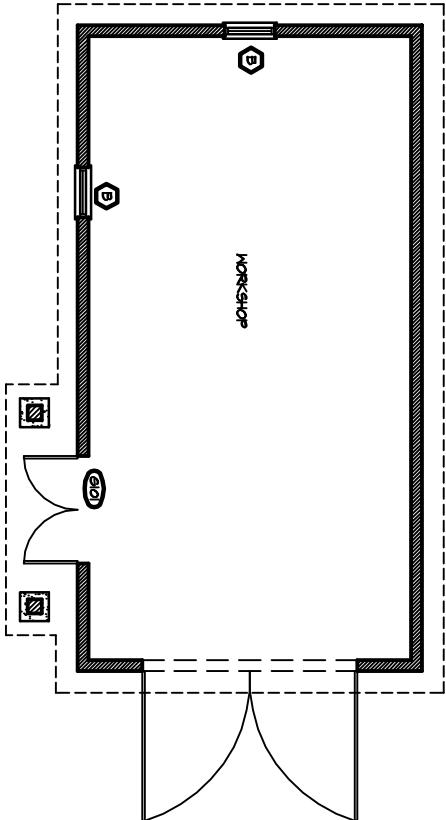
SECOND FLOOR DOOR SCHEDULE		
NO	OPENING	LOCATION
20	2'-4" X 6'-4"	BEDROOM
22	2'-4" X 6'-4"	BEDROOM CLOSET
23	2'-4" X 6'-4"	ATTIC
24	2'-4" X 6'-4"	BEDROOM CLOSET
25	2'-4" X 6'-4"	BEDROOM
26	2'-4" X 6'-4"	STORAGE



KEY
NEW WALLS
LOAN WALL
BRICK VENEER
MASONRY

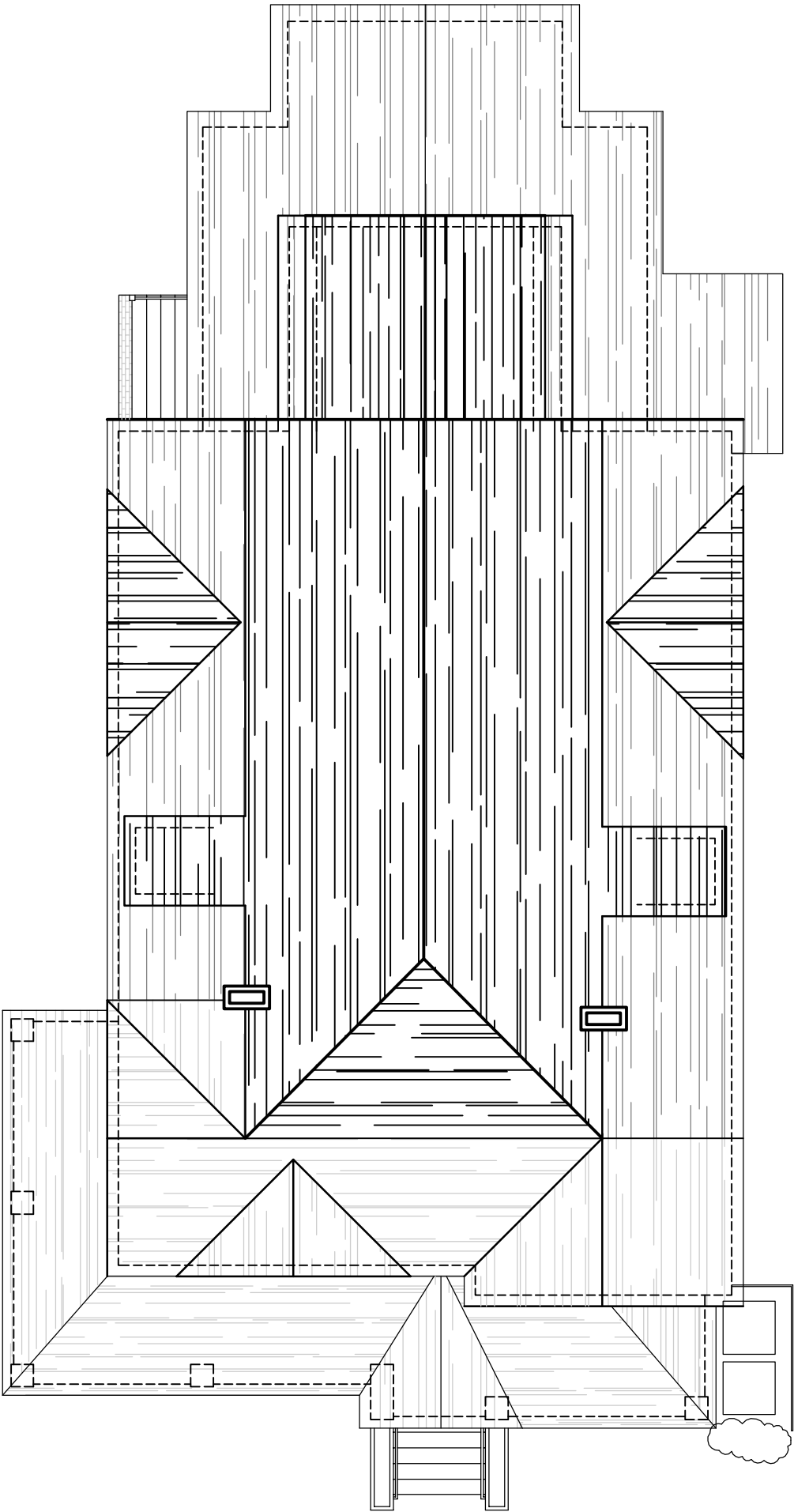


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② PROPOSED WORKSHOP PLAN
1/4" = 1'-0"

③ PROPOSED WORKSHOP ROOF PLAN
1/4" = 1'-0"



① PROPOSED ROOF PLAN
1/4" = 1'-0"

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PROPOSED PLANS

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② PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

RANDOM SCHEDULE			
	SIZE	RAISER HEIGHT	TYPE
(D)	2'-0" X 1'-0"	6'-0"	ANYING
(A)	2'-0" X 4'-0"	VARIABLES	DOUBLE RING
(B)	2'-0" X 5'-0"	SEE ELEVATIONS	DOUBLE RING
(C)	6'-0"		DOUBLE RING

[illegible]

1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

Charlotte Historic District Commission - Case 2011-0100

