

## Charlotte Historic District Commission

### Application for a Certificate of Appropriateness

February 8, 2012

---

ADDRESS OF PROPERTY	323 Rensselaer Avenue, Dilworth Local Historic District	HDC 2012-011
SUMMARY OF REQUEST	Second Story Addition	
OWNER	Queen City Historical Revitalization	
APPLICANT	Jim McClincy	

---

#### **Details of Proposed Request**

This application is requesting approval of an addition/renovation plan that would transform a one story bungalow into a full two story house.

#### **Current Status and Context of Property**

The existing house is a one story bungalow that was constructed in 1905, making it one of the older houses in the Dilworth Local Historic District. It is a wood frame shingle-sided structure that with a front-facing gabled roof that extends over an engaged front porch.

The house sits in an area of smaller houses, adjacent to the South Boulevard commercial corridor. Several of these smaller houses have been enlarged under approvals granted by the HDC.

#### **Relevant HDC Design Guidelines**

- *Additions*
- *Building Materials*

#### **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 attached plans show a conversion of this house into a full two story structure under a front-facing gabled roof. The only change to the existing footprint of the house is a twelve foot rear sunroom addition and a rear deck, neither of which is wider than the existing structure. An existing chimney on the right side of the house would be extended in place to accommodate the new height of the house.

Currently, the house has a height at the front of roughly sixteen feet from finished floor. The new structure would be twenty-five feet, eight inches in height at the front elevation. The new second floor is an extension of the existing side walls of the house. Down the sides of the house in the new elevations, a wide band board separates the two floors, and small gables interrupt the eave line on the second floor.

Although the house currently has exposed rafter tails, the new plan shows what appear to be boxed eaves and eave brackets on the front and rear elevations.

The plans also include the replacement of all the existing six over one windows on the first floor with new wood frame nine over nine windows.

The materials, including the new cedar shake siding, are noted to match those existing on the house.

Current HDC policy on *Additions* states:

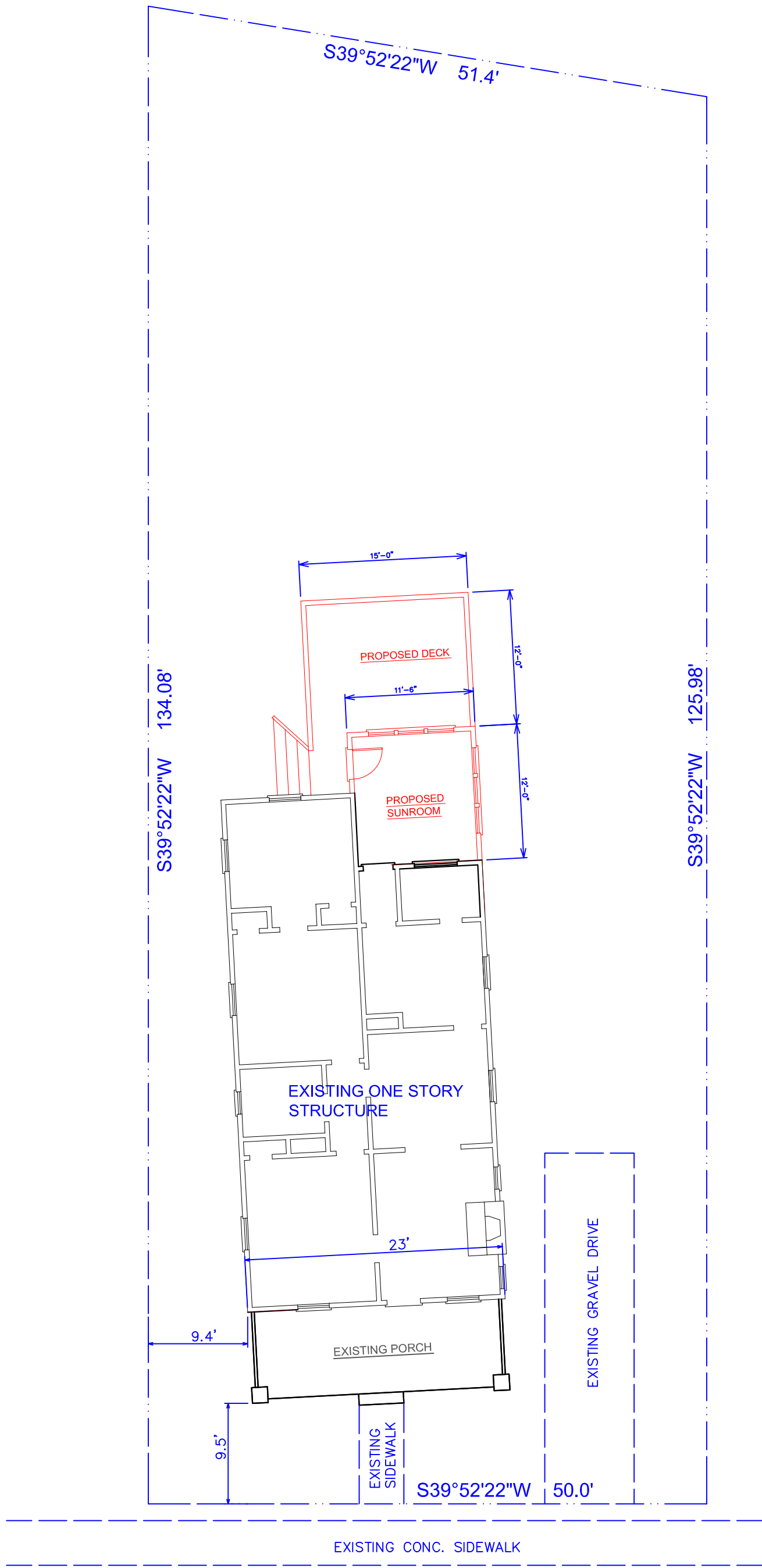
1. All additions will be reviewed for compatibility by the following criteria:
  - a. Size the relationship of the project to its site
  - b. Scale the relationship of the building to those around it
  - c. Massing the relationship of the building's various parts to each other
  - d. Fenestration the placement, style and materials of windows and doors
  - e. Rhythm the relationship of fenestration, recesses and projections
  - f. Setback in relation to setback of immediate surroundings
  - g. Materials proper historic materials or approved substitutes
  - h. Context the overall relationship of the project to its surroundings
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 to succeed.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

The Commission must decide if the current design for this project meets these policies.









RENSSELAER AVE.

DRAWN BY:  
BILL J. ELMORE  
CHARLOTTE, NC

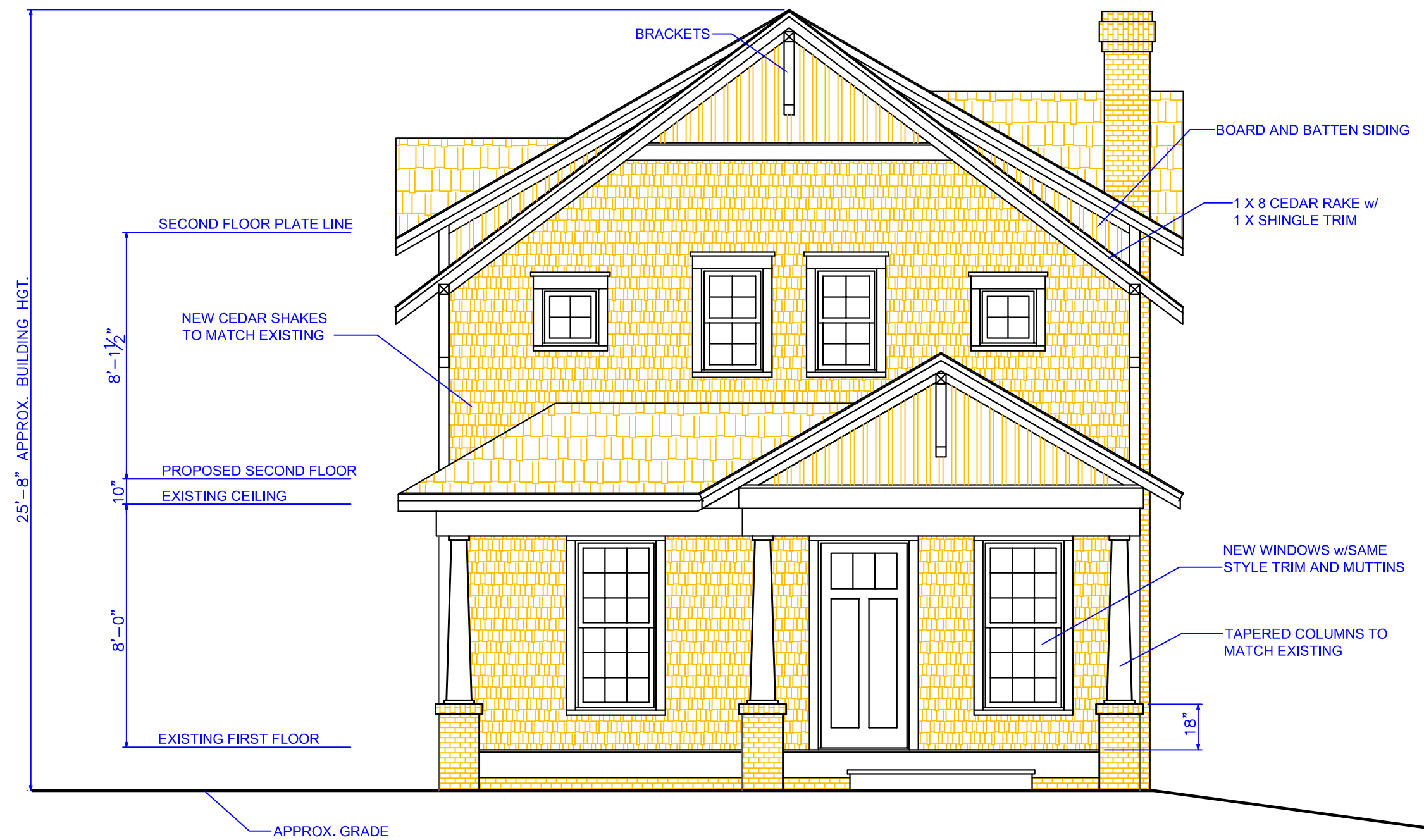
SITE PLAN

Renovations and Additions at  
323 Rensselaer Av.  
DAEDALUS PROPERTIES  
Charlotte, NC

DATE :

SHEET

C1



FRONT ELEVATION  $\frac{1}{4}" = 1'-0"$

DRAWN BY:  
BILL J. ELMORE  
CHARLOTTE, NC

PROPOSED FRONT ELEVATION

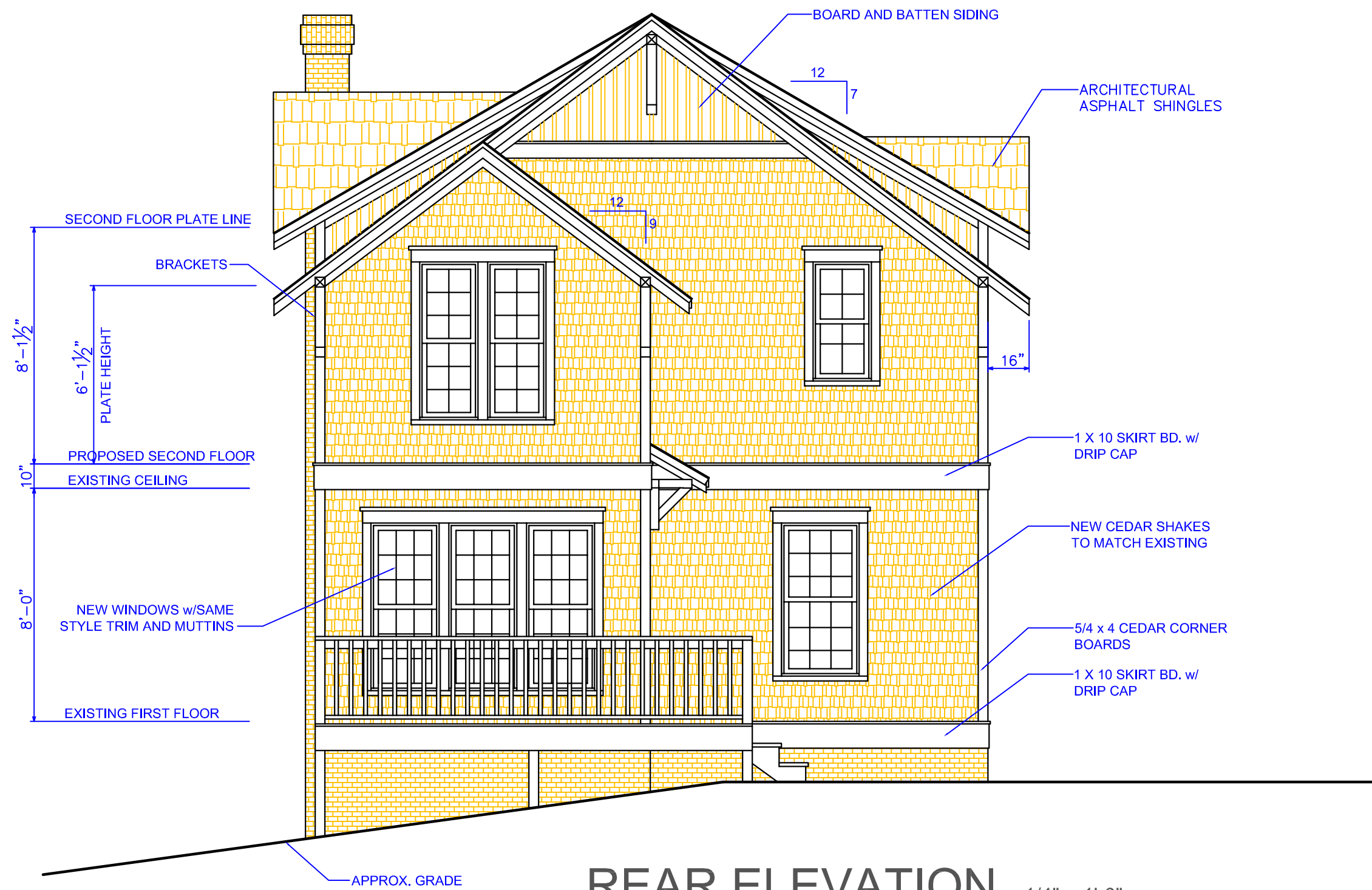
Renovations and Additions at  
323 Rensselaer Av.  
DAEDALUS PROPERTIES  
Charlotte, NC

DATE:  
1-19-12

SHEET

4

OF 8



REAR ELEVATION  $\frac{1}{4}'' = 1'-0''$

DRAWN BY:  
BILL J. ELMORE  
CHARLOTTE, NC

PROPOSED REAR ELEVATION

Renovations and Additions at  
323 Rensselaer Av.  
DAEDALUS PROPERTIES  
Charlotte, NC

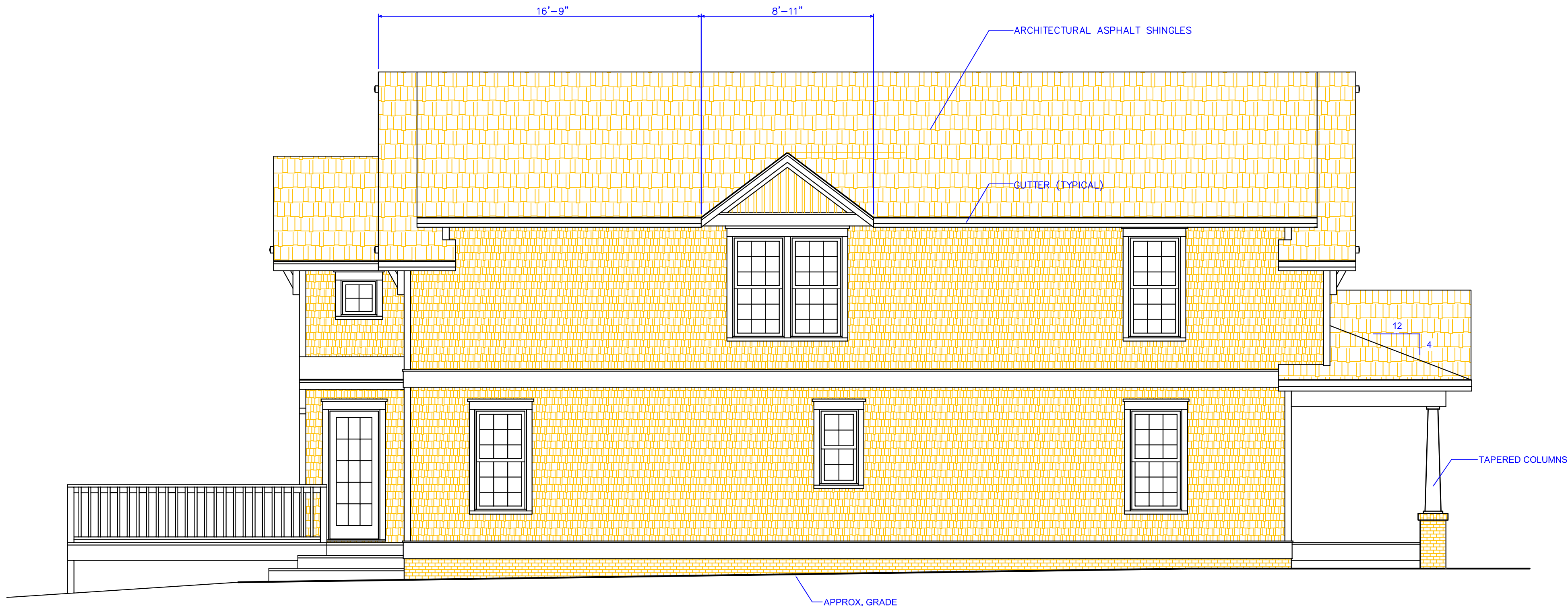
DATE:

1-19-12

SHEET

5

OF 8



LEFT SIDE ELEVATION  $\frac{1}{4}'' = 1'-0''$

DRAWN BY:  
BILL J. ELMORE  
CHARLOTTE, NC

PROPOSED LEFT SIDE ELEVATION

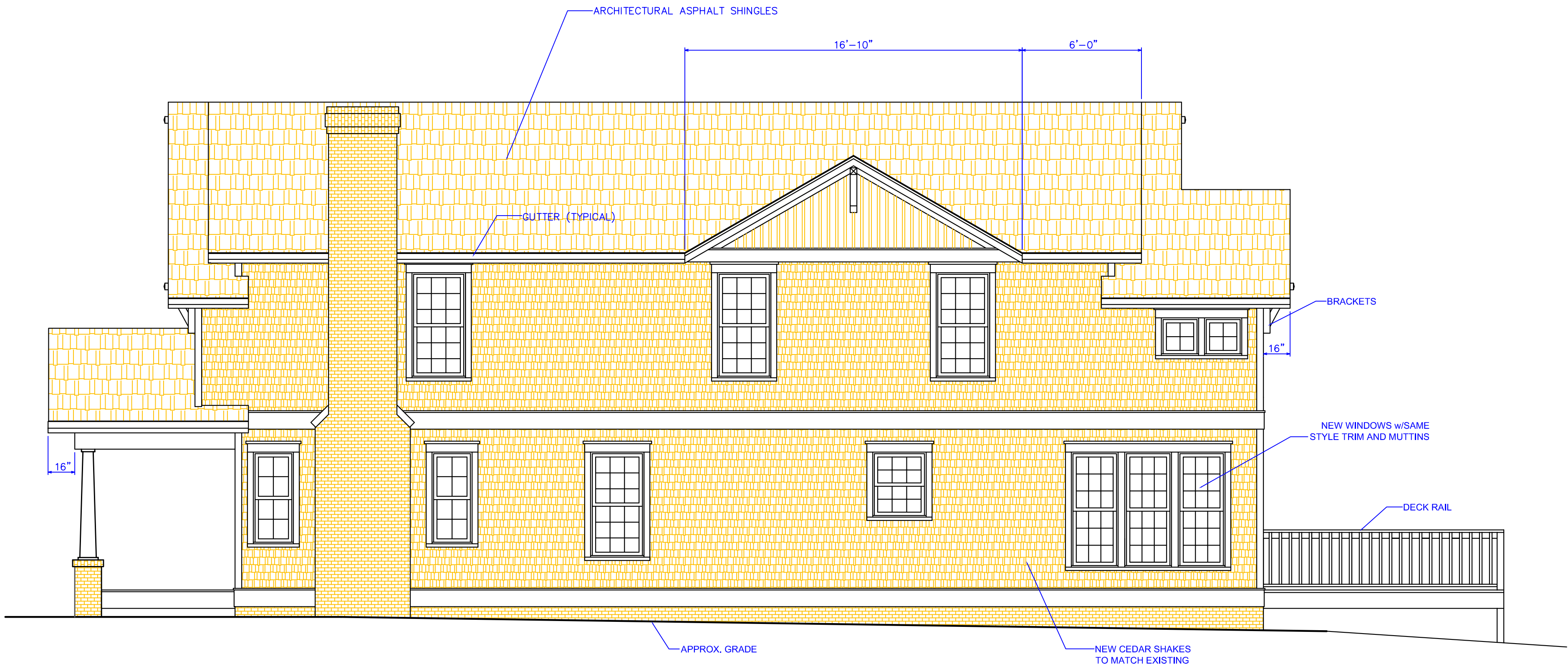
Renovations and Additions at  
323 Rensselaer Av.  
DAEDALUS PROPERTIES  
Charlotte, NC

DATE:  
1-19-12

SHEET

6

OF 8



RIGHT SIDE ELEVATION  $\frac{1}{4}'' = 1'-0''$

DRAWN BY:  
BILL J. ELMORE  
CHARLOTTE, NC

PROPOSED RIGHT SIDE ELEVATION

Renovations and Additions at  
323 Rensselaer Av.  
DAEDALUS PROPERTIES  
Charlotte, NC

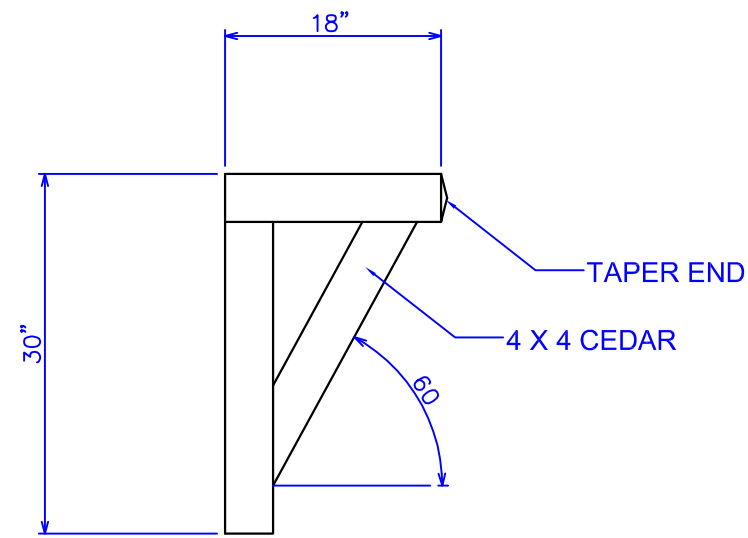
DATE:

1-19-12

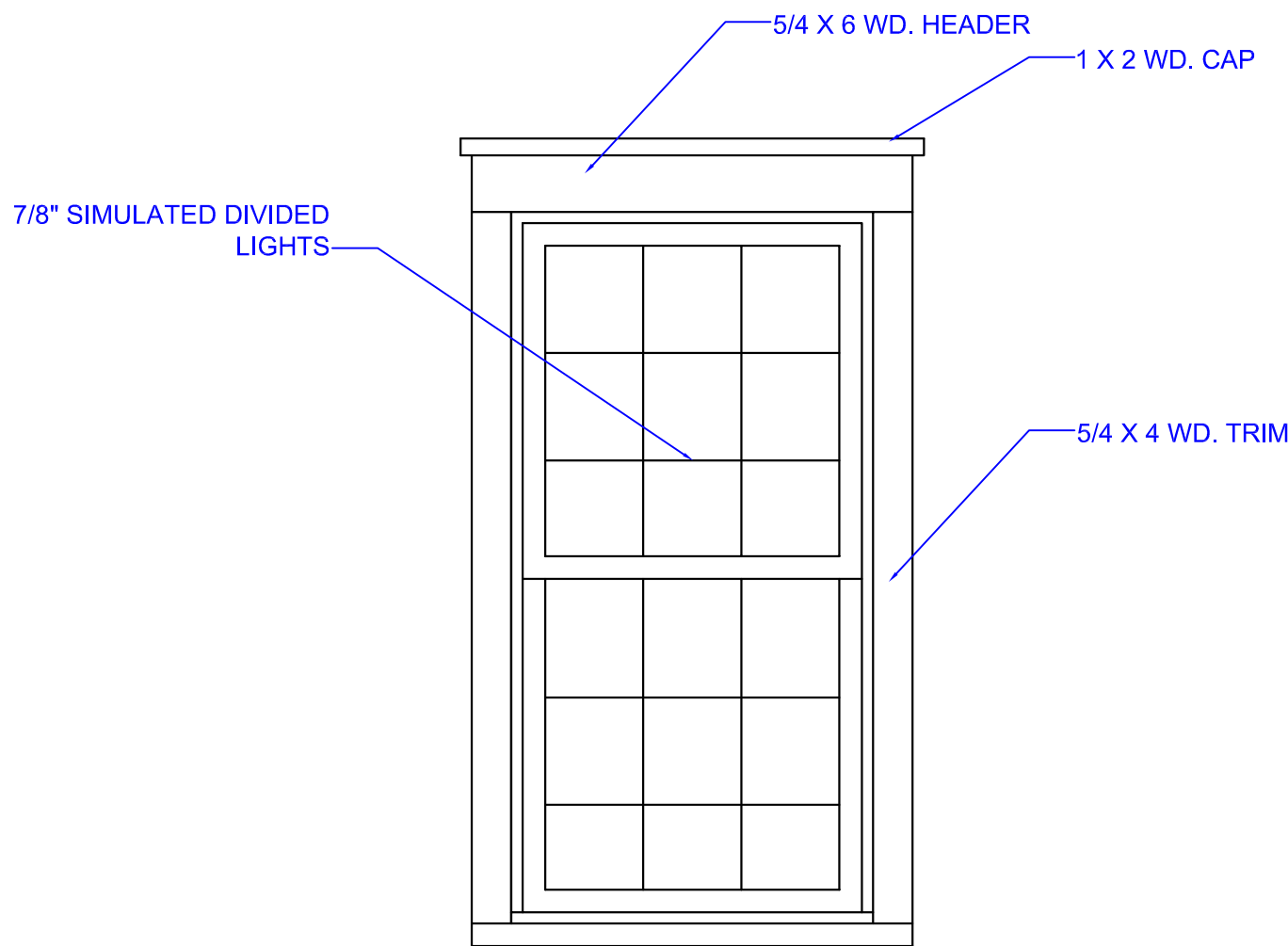
SHEET

7

OF 8

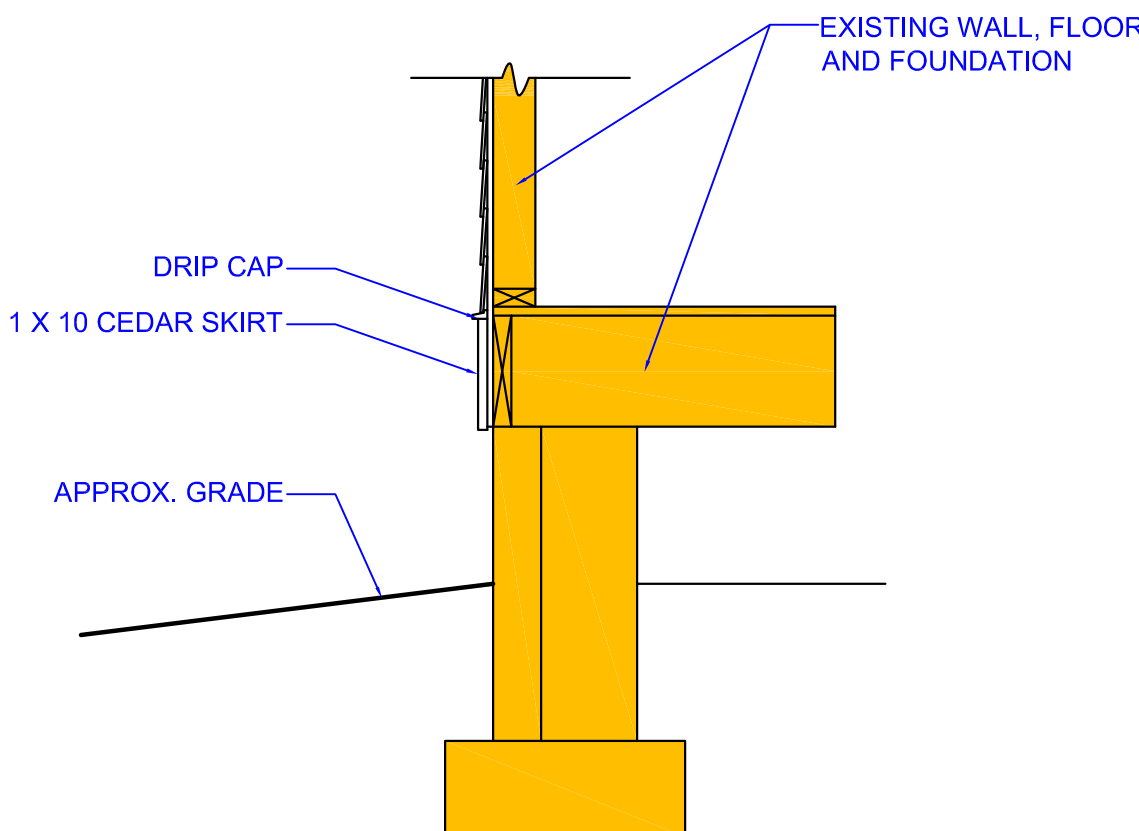
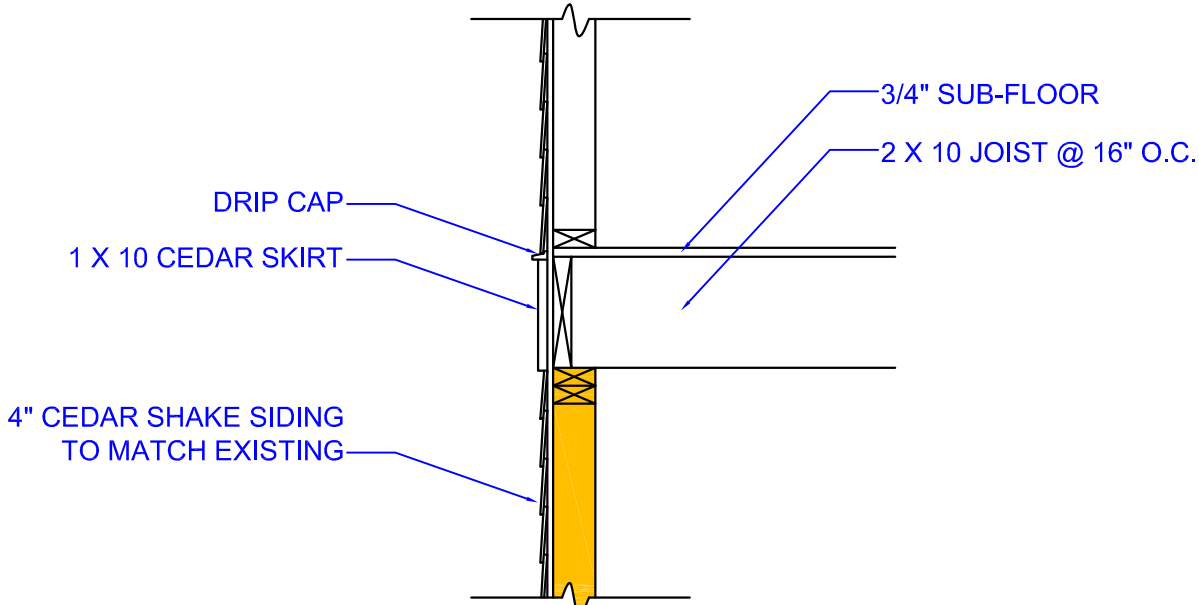
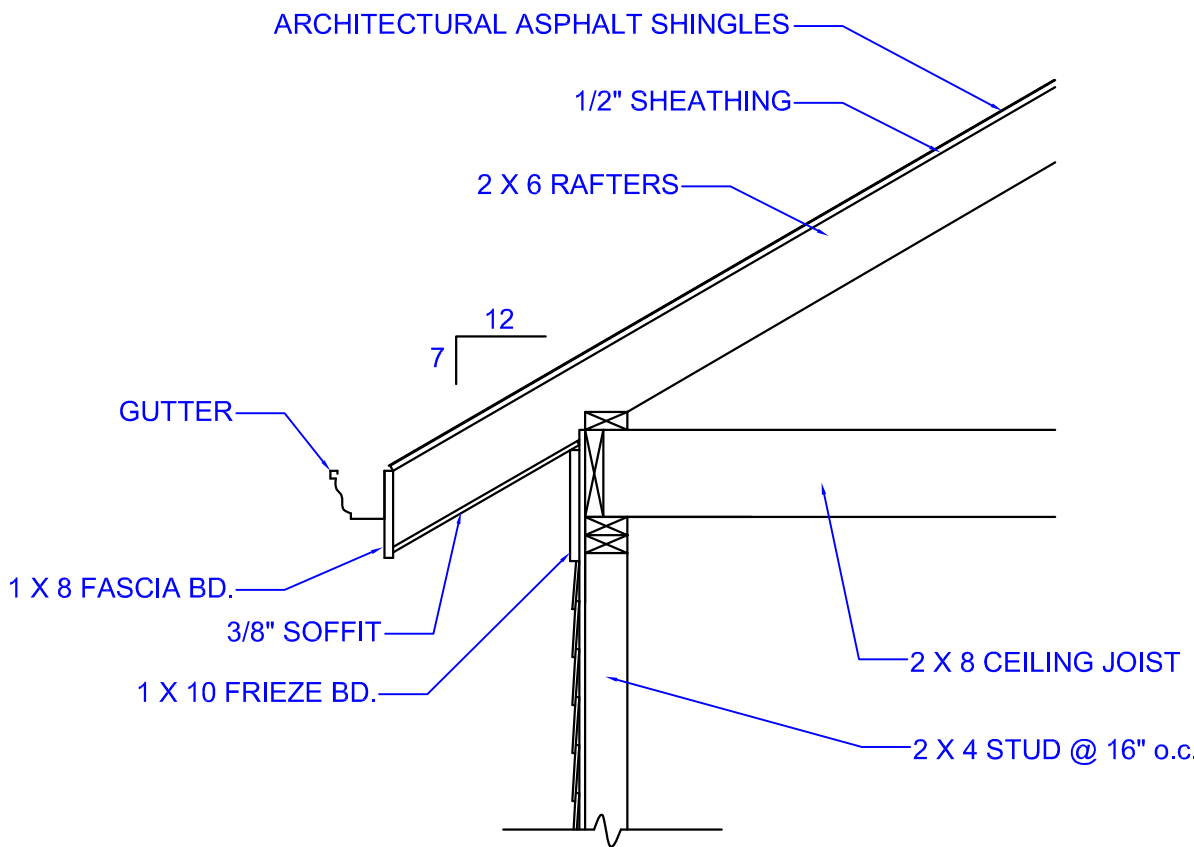


**BRACKET DETAIL**



**TYPICAL WOOD WINDOW**

ALL WINDOWS ARE PRIMED WOOD EXTERIOR AND STAIN GRADE  
INTERIOR WITH 7/8" SIMULATED DIVIDED LIGHTS



**TYPICAL WALL SECTION**

DRAWN BY:  
BILL J. ELMORE  
CHARLOTTE, NC

**DETAILS**

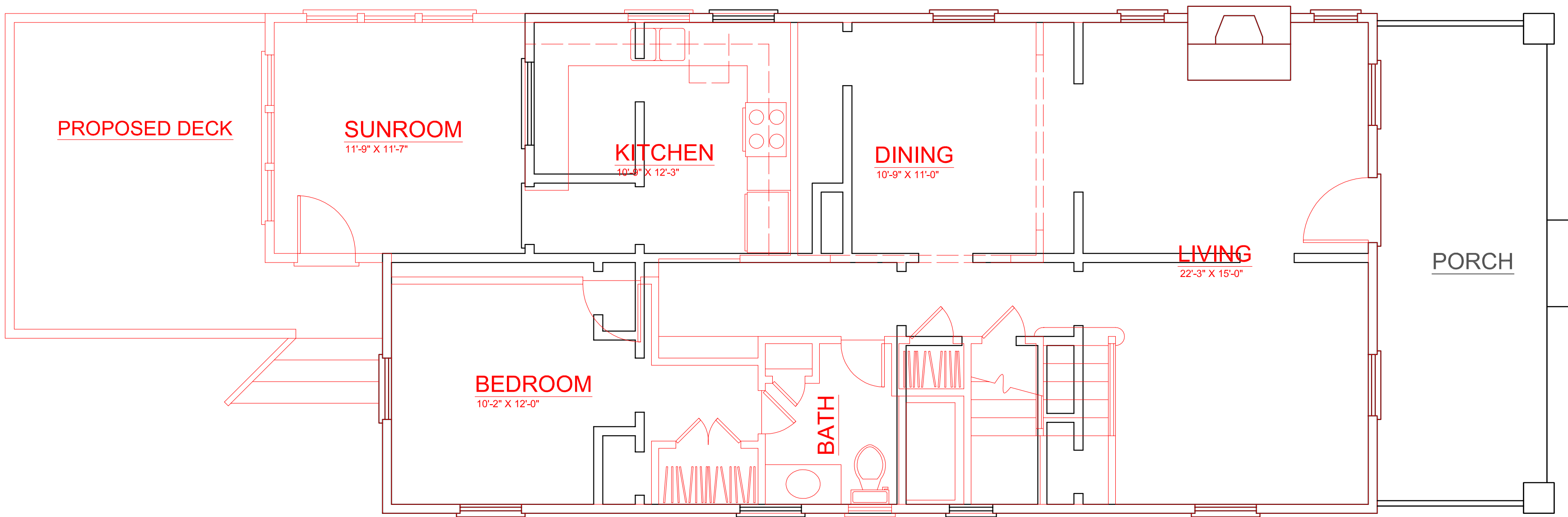
Renovations and Additions at  
323 Rensselaer Av.  
DAEDALUS PROPERTIES  
Charlotte, NC

DATE:

SHEET

8

OF 8



EXISTING FLOOR PLAN W/PROPOSED PLAN 1/4" = 1'-0"  
985 SQUARE FEET

DRAWN BY:  
BILL J. ELMORE  
CHARLOTTE, NC

EXISTING FLOOR PLAN

Renovations and Additions at  
323 Rensselaer Av.  
DAEDALUS PROPERTIES  
Charlotte, NC

DATE:

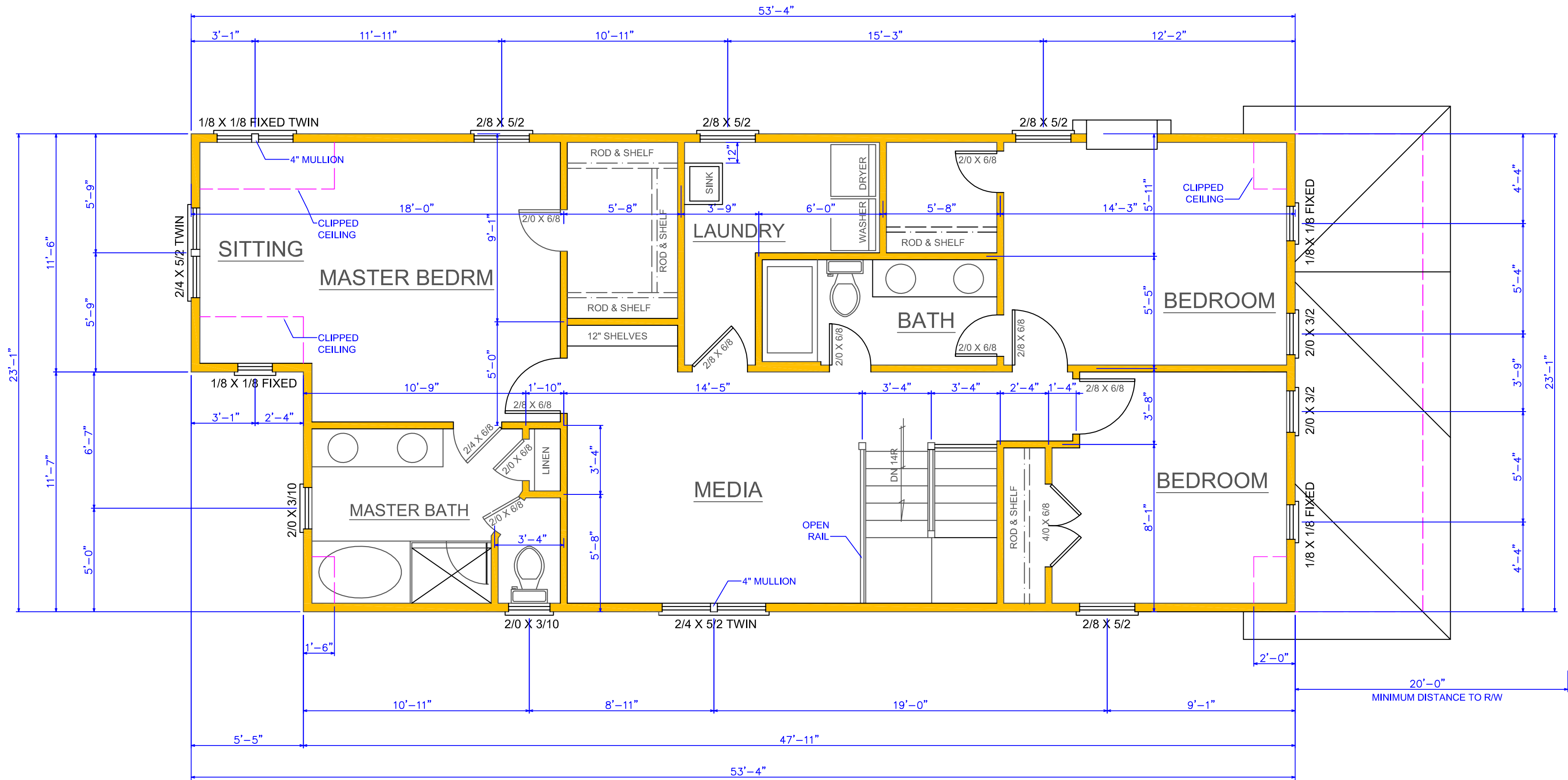
1-19-12

SHEET

1

OF 8





## SECOND FLOOR PLAN $\frac{1}{4}'' = 1'-0''$

1170 HEATED SQUARE FEET

NOTE: ALL DIMENSIONS MUST BE FIELD VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DRAWN BY:  
BILL J. ELMORE  
CHARLOTTE, NC

PROPOSED SECOND FLOOR PLAN

Renovations and Additions at  
323 Rensselaer Av.  
DAEDALUS PROPERTIES  
Charlotte, NC

DATE:

1-19-12

SHEET

3

OF 8

# Charlotte Historic District Commission - Case 2012-011

