

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

March 28, 2012

ADDRESS OF PROPERTY	<i>1715 Euclid Avenue, Dilworth Local Historic District</i>	<i>HDC 2012-033</i>
SUMMARY OF REQUEST	<i>Removal of Previous Additions, New Rear Addition, Renovations</i>	
OWNER	<i>Keith Wesolowski</i>	
APPLICANTS	<i>Frank Cepull & Keith Wesolowski</i>	

Details of Proposed Request

This application is seeking approval for several elements designed to renovate and restore this existing Dutch Colonial Style house. The proposal included the removal of some existing poorly conceived additions to the house, as well as the restoration of some architectural detailing. A new rear addition would be added, and the interior completely renovated and updated.

Current Status and Context of Property

Originally constructed as a single family house, this building has over its history been altered several times. It has been subdivided into apartments, with additional entrances and kitchens added over the years. It appears to have originally had a symmetrical gambrel roof, but additions have eliminated this symmetry. This house was built c. 1905, and is listed as a contributing property within the Dilworth National Register Historic District. It is in an area that originally consisted of houses of similar scale, but that has seen a significant amount of redevelopment over time.

Relevant HDC Design Guidelines

- ***Additions***
- ***Building Materials***
- ***Windows and Doors***
- ***Demolition***

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

This house was the subject of a review for demolition last year, after the owner had attempted for over a year to market the existing house.

The applicant is purchasing the property to renovate and restore it as a single family residence. Several poorly designed and constructed additions will be removed, including the one on the left side of the second floor of the façade, which will allow for the restoration of the original front gambrel roofline. A second rear addition would also be removed. These were added to the house when it was converted to apartments several decades ago.

An appropriate cross gable is proposed for the roof in front of the existing ridge, and the front door would be relocated to what appears to be its original location. A new porch railing and other missing elements would be installed.

The new addition in the rear is not taller or wider than the existing house, and is of appropriate design. The one issue with the rear addition is the proposal to install a wooden chimney, which is not appropriate for a house of this vintage and that has not been approved in over 20 years anywhere within a local historic district.

All materials proposed appear to meet current HDC guidelines.

Missing architectural elements appropriate to this style of architecture and to the period of original construction are proposed to be replaced as shown on the attached plans. Sheet A-3 documents the existing houses in Dilworth used as models for these details.



DEMOLISH



VIEW OF 1715 EUCLID FROM STREET

Throughout the years, this single family dwelling built in 1901, has been subjected to many unfortunate alterations.

It is currently listed for sale and marketed as 2900 sq/ft heated.

It has been completely gutted and must be restored from the foundation up.

The proposed addition will be at the rear of the property and will bring the total heated living area to approximately 3500 sq/ft.

It is our intention to restore the front facade to closely represent the original design.

The original architectural elements on the sides of the structure will be restored and maintained.

Fortunately, there are several similar examples of this particular home in the area.

We believe they were built by the same builder and about the same time.

We have used these properties for historical reference.

RESTORED AND INTEGRATED



VIEW RIGHT FROM STREET



VIEW LEFT FROM STREET



VIEW OF CURVED FRONT PORCH ROOF



VIEW AT REAR



VIEW AT REAR

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
1715 EUCLID AVE CHARLOTTE, NC 28203

DRAWINGS PROVIDED BY:
RAM
724 McDONALD AVE CHARLOTTE, NC 28203 704-293-9775

DATE:

2/14/2012

SCALE:

1/4" = 1'

SHEET:

A-1

INTERIOR PHOTOS OF 1715 EUCLID AS OF FEB. 12, 2012

We have developed a plan to not only preserve much of the exterior of this home, but to also preserve many of it's interior features. We plan on salvaging and re-using wherever possible, doors and window, interior trim and pine flooring. Even the coal burning fireplaces will be retro fitted with period appropriate natural gas inserts that mimic the old coal baskets.

In fact, the mantel and hearth that was once in the original dinning room, will become the centerpiece of the new open family room. The mantel and hearth in the new den will remain in it's original location.



STRIPPED INTERIORS.



STRIPPED INTERIORS.



FRONT ROOM FIREPLACE WILL REMAIN



STAIR HAS BEEN REMOVED BY PREVIOUS OWNER.

NO.	DESCRIPTION	BY	DATE
SHEET TITLE:			
PROJECT DESCRIPTION: 1715 EUCLID AVE CHARLOTTE, NC. 28203			
DRAWINGS PROVIDED BY: RAM 724 McDONALD AVE CHARLOTTE, NC. 28203 704-293-9775 -			
DATE:			
2/14/2012			
SCALE:			
1/4" = 1'			
SHEET:			
A-2			

OTHER SIMILAR PROPERTIES WITH SIGNIFICANT LIKENESS AND DETAIL



1716 WINTHROP AVE.



NOTE: HIGH TRANSOM WINDOWS ABOVE DOORS AND WINDOWS



1716 WINTHROP AVE.

NOTE: GAMBREL ROOF AS ORIGINALLY DESIGNED



1716 LYNDHURST AVE.



ADDITION TO
405 E. WORTHINGTON AVE.



ADDITION TO
405 E. WORTHINGTON AVE.

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
1715 EUCLID AVE CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:
RAM
724 McDONALD AVE CHARLOTTE, NC. 28203 704-293-9775

DATE:

2/14/2012

SCALE:

1/4" = 1'

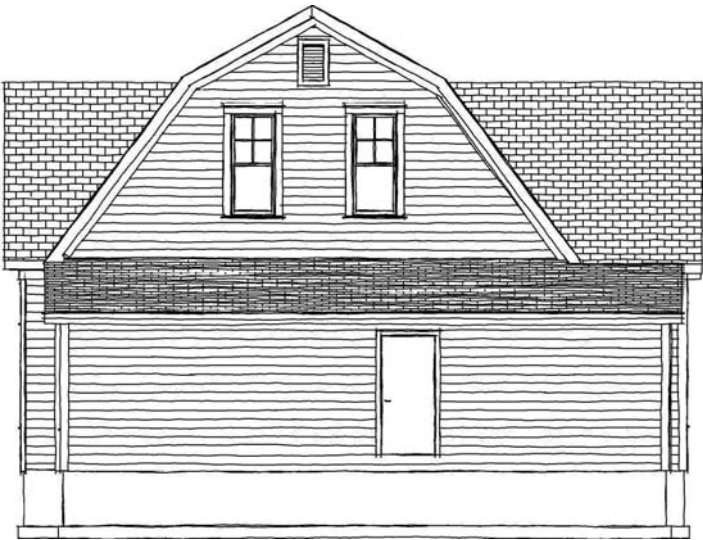
SHEET:

A-3

AS-BUILT RENDERINGS / WITHOUT OLD (EXISTING) FRONT AND REAR ADDITIONS



FRONT



REAR
SOUTH



EAST SIDE



WEST SIDE

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: AS- BUILTS

PROJECT DESCRIPTION: 1715 EUCLID AVE CHARLOTTE, NC 28203
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DRAWINGS PROVIDED BY: RAM 724 McDONALD AVE CHARLOTTE, NC 28203 704-293-9775 -
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DATE:

2/14/2012

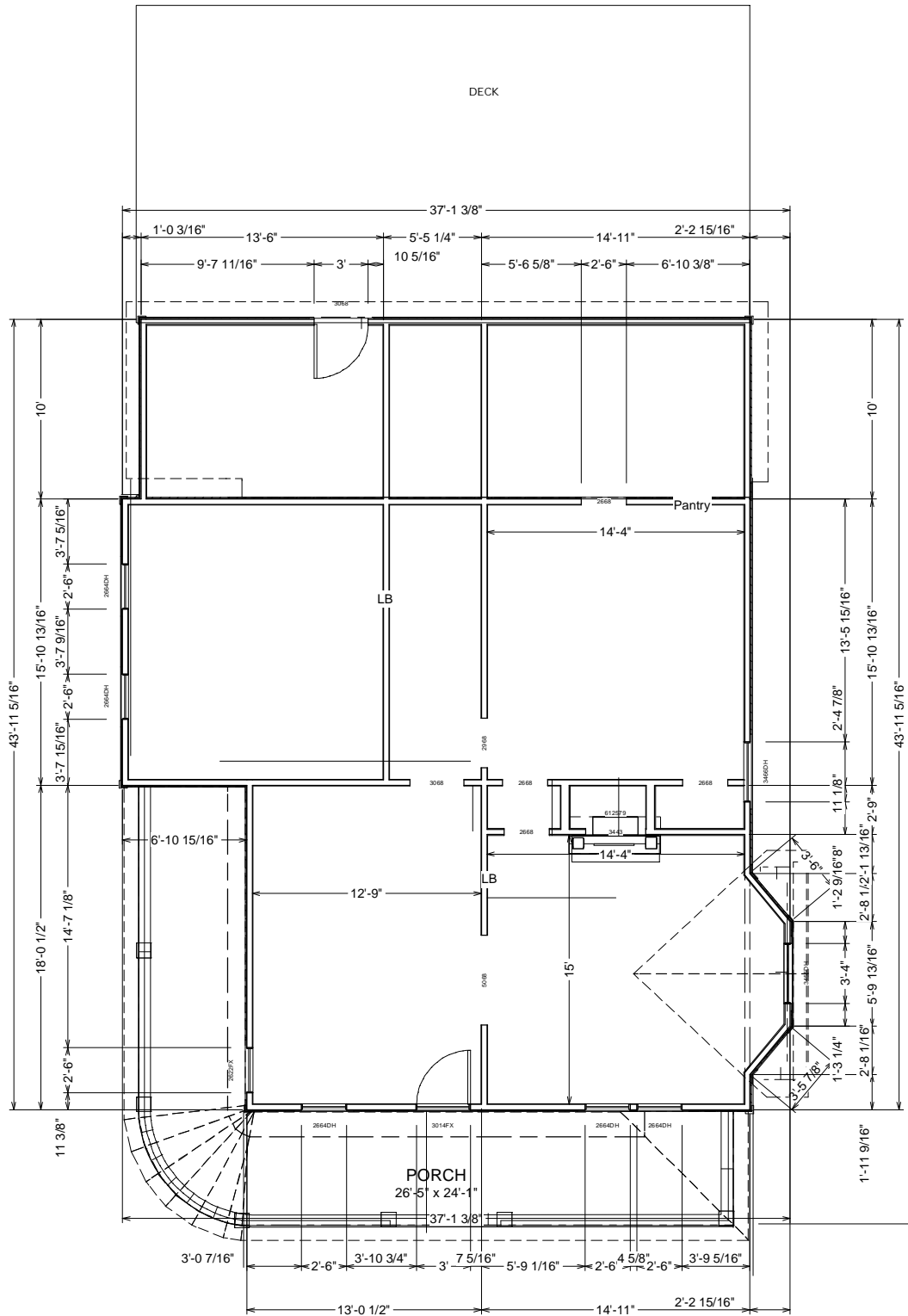
SCALE:

1/4" = 1'

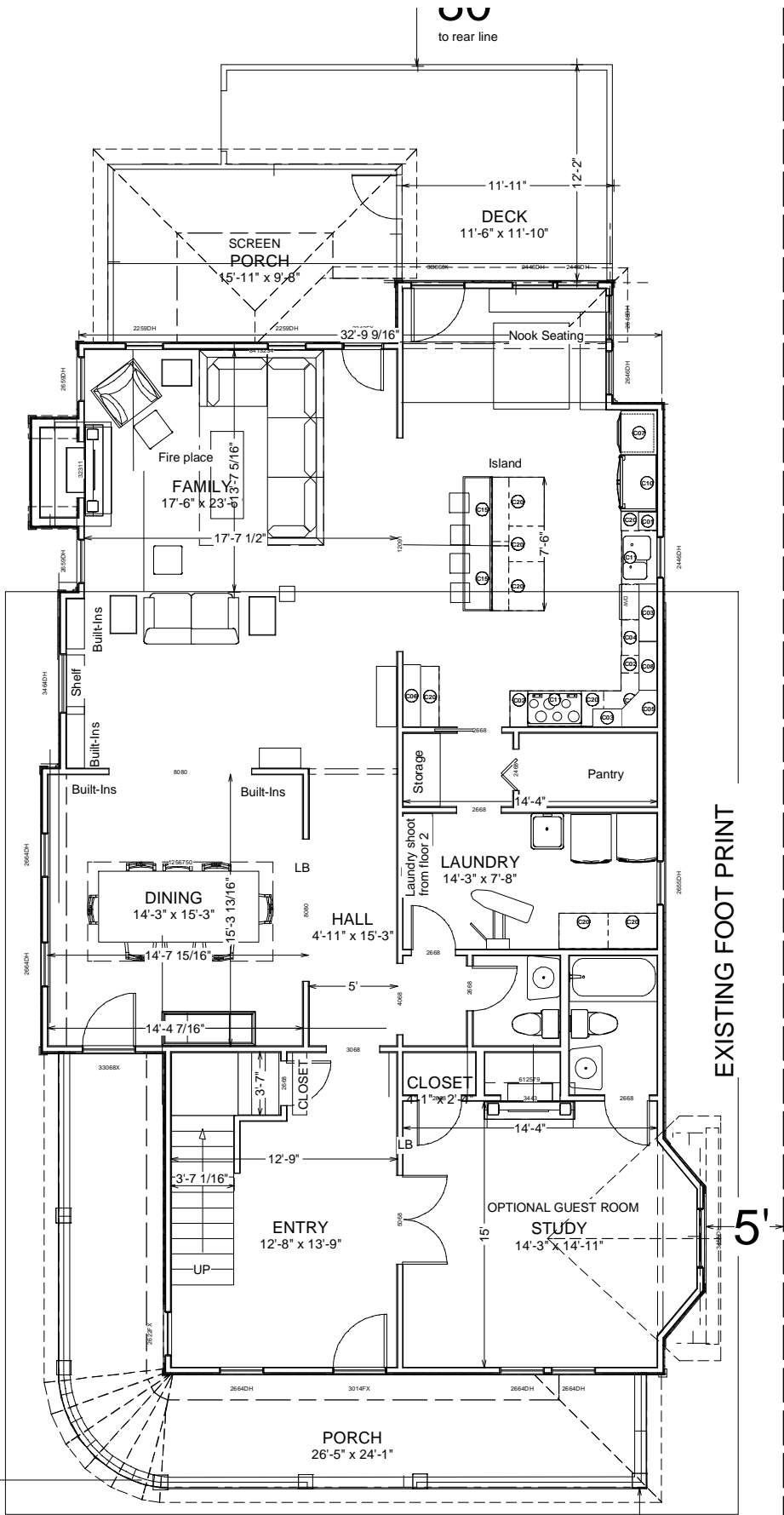
SHEET:

A-4

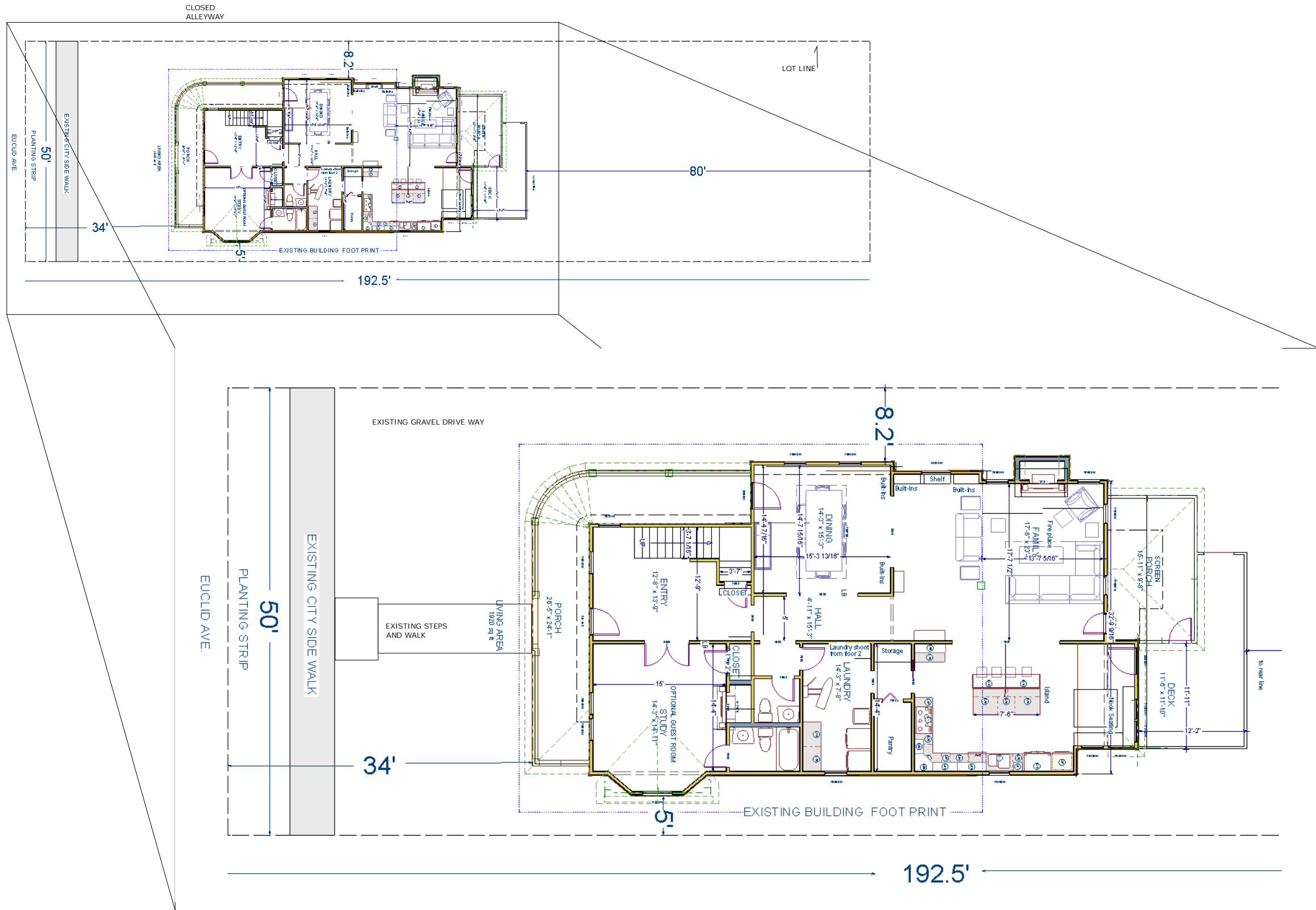
EXISTING BUILDING
FOOT PRINT



PROPOSED- NEW BUILDING
FOOT PRINT



DRAWINGS PROVIDED BY: RAM 724 McDONALD AVE CHARLOTTE, NC 28203 704-293-9775 -				PROJECT DESCRIPTION: 1715 EUCLID AVE CHARLOTTE, NC 28203				SHEET TITLE: FOOT PRINTS			
DATE: 2/14/2012				NO.				BY			
SCALE: 1/4" = 1'				DESCRIPTION				DATE			
SHEET: A-5											



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PLOT PLAN

PROJECT DESCRIPTION:
1715 EUCLID AVE
CHARLOTTE, NC 28203

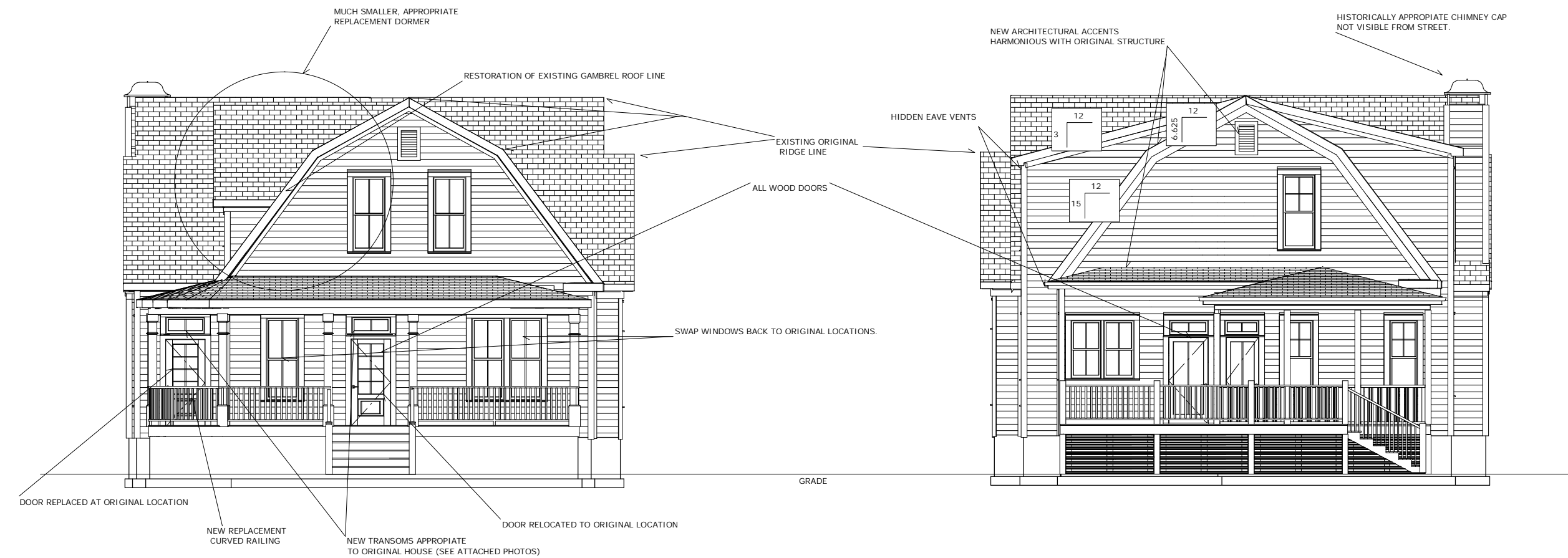
DRAWINGS PROVIDED BY:
RAM
724 McDONALD AVE
CHARLOTTE, NC 28203
704-293-9775

DATE:
2/14/2012

SCALE:
1/4" = 1'

SHEET:
A-6

PROPOSED ADDITION



FRONT ELEVATION

REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

FRONT/ REAR ELEVATIONS

PROJECT DESCRIPTION:

1715 EUCLID AVE
CHARLOTTE, NC. 28203

DRAWINGS PROVIDED BY:

RAM
724 McDONALD AVE
CHARLOTTE, NC. 28203
704-293-9775 -

DATE:

2/14/2012

SCALE:

1/4" = 1'

SHEET:

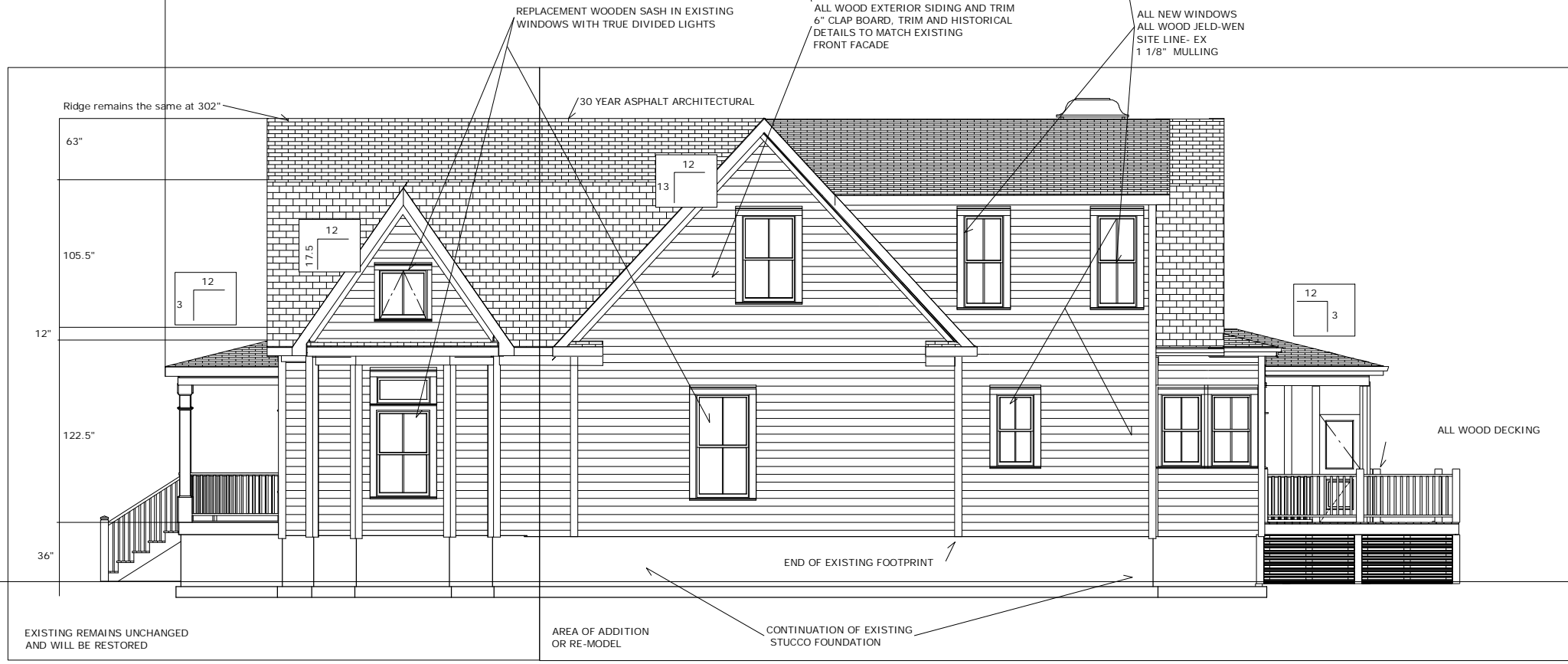
A-7

PROPOSED ADDITION

EAST ELEVATION



WEST ELEVATION



NO.	DESCRIPTION	BY	DATE
SHEET TITLE: SIDE ELEVATIONS			
PROJECT DESCRIPTION: 1715 EUCLID AVE CHARLOTTE, NC. 28203			
DRAWINGS PROVIDED BY: RAM 724 McDONALD AVE CHARLOTTE, NC. 28203 704-293-9775 -			
DATE: 2/14/2012			
SCALE: 1/4" = 1'			
SHEET: A-8			



ROUGH APPROXIMATION OF LINE OF SIGHT TO
ADDITION AS SEEN FROM STREET



VIEW OF 1715 EUCLID AVE. AS OF FEB 12, 2012

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:	1715 EUCLID AVE CHARLOTTE, NC. 28203
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DRAWINGS PROVIDED BY:	RAM
724 McDONALD AVE CHARLOTTE, NC. 28203 704-293-9775	

DATE:

2/14/2012

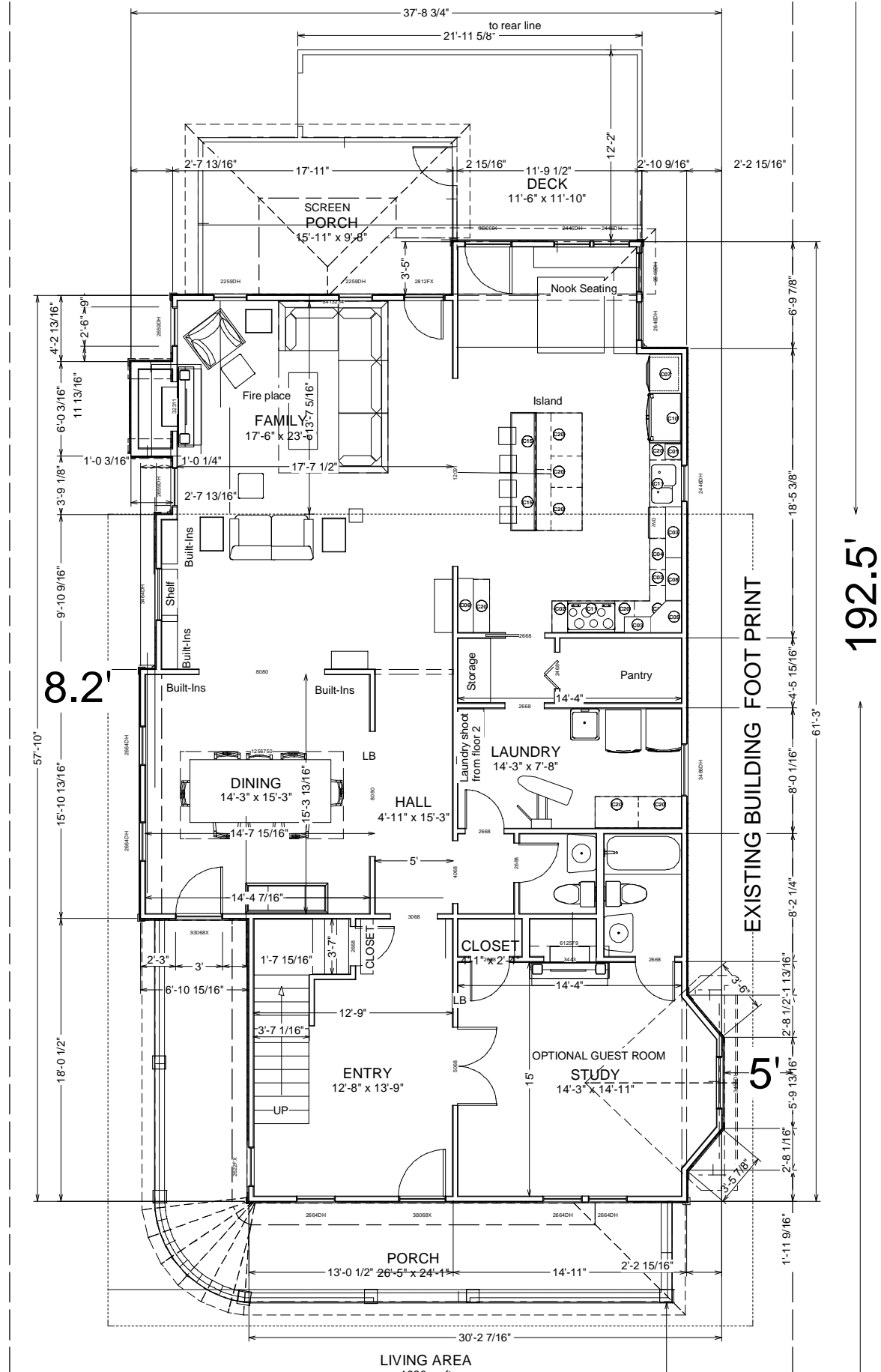
SCALE:

1/4" = 1'

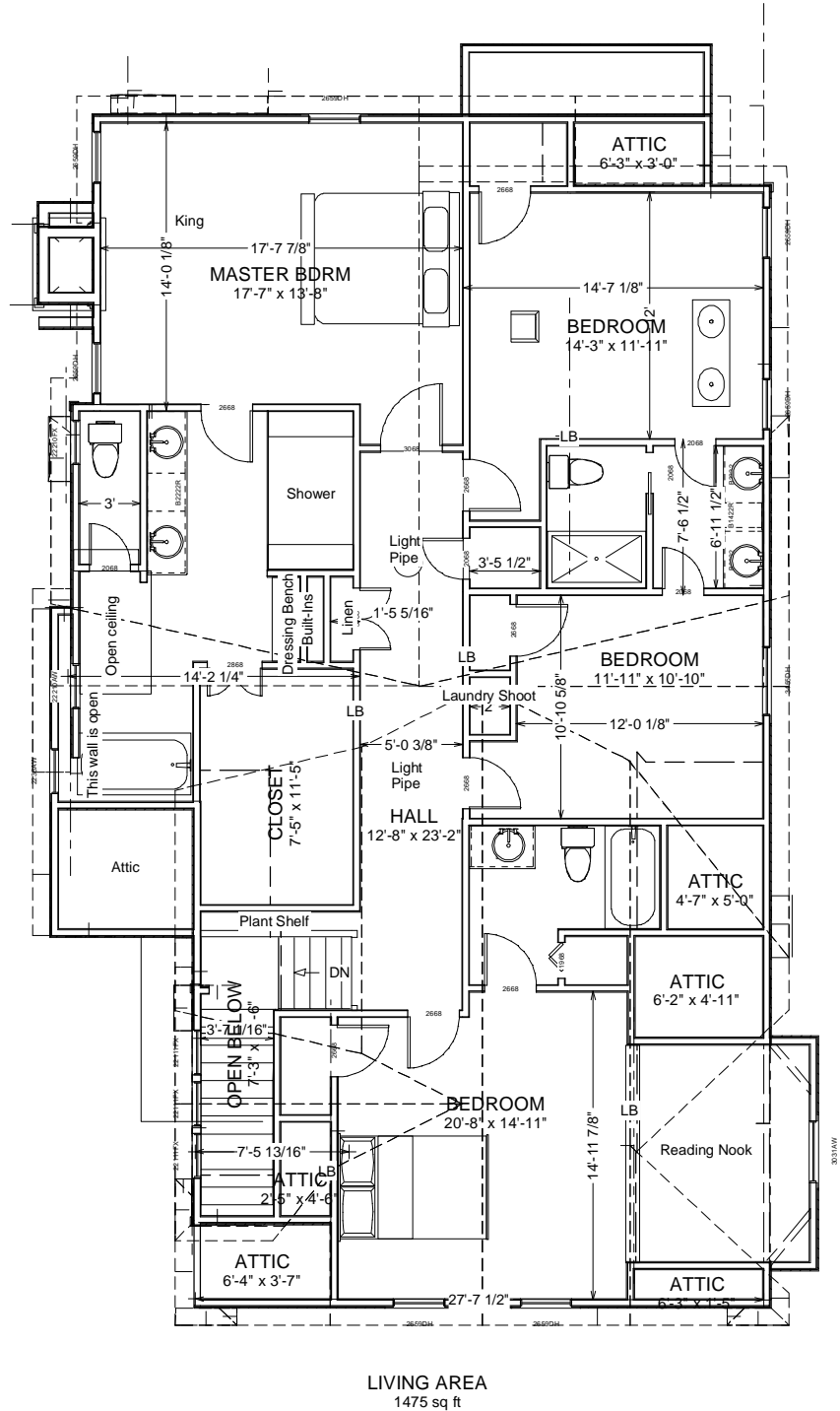
SHEET:

A-9

FIRST FLOOR



SECOND FLOOR



DRAWINGS PROVIDED BY:				PROJECT DESCRIPTION:			
RAM				1715 EUCLID AVE CHARLOTTE, NC 28203			
DATE:				SHEET TITLE:			
2/14/2012							
SCALE:				NO.			
1/4" = 1'				DESCRIPTION			
SHEET:				BY			
A-10				DATE			



RENDERINGS

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:

1715 EUCLID AVE
CHARLOTTE, NC 28203

DRAWINGS PROVIDED BY:

RAM
724 McDONALD AVE
CHARLOTTE, NC 28203
704-293-9775 -

DATE:

2/14/2012

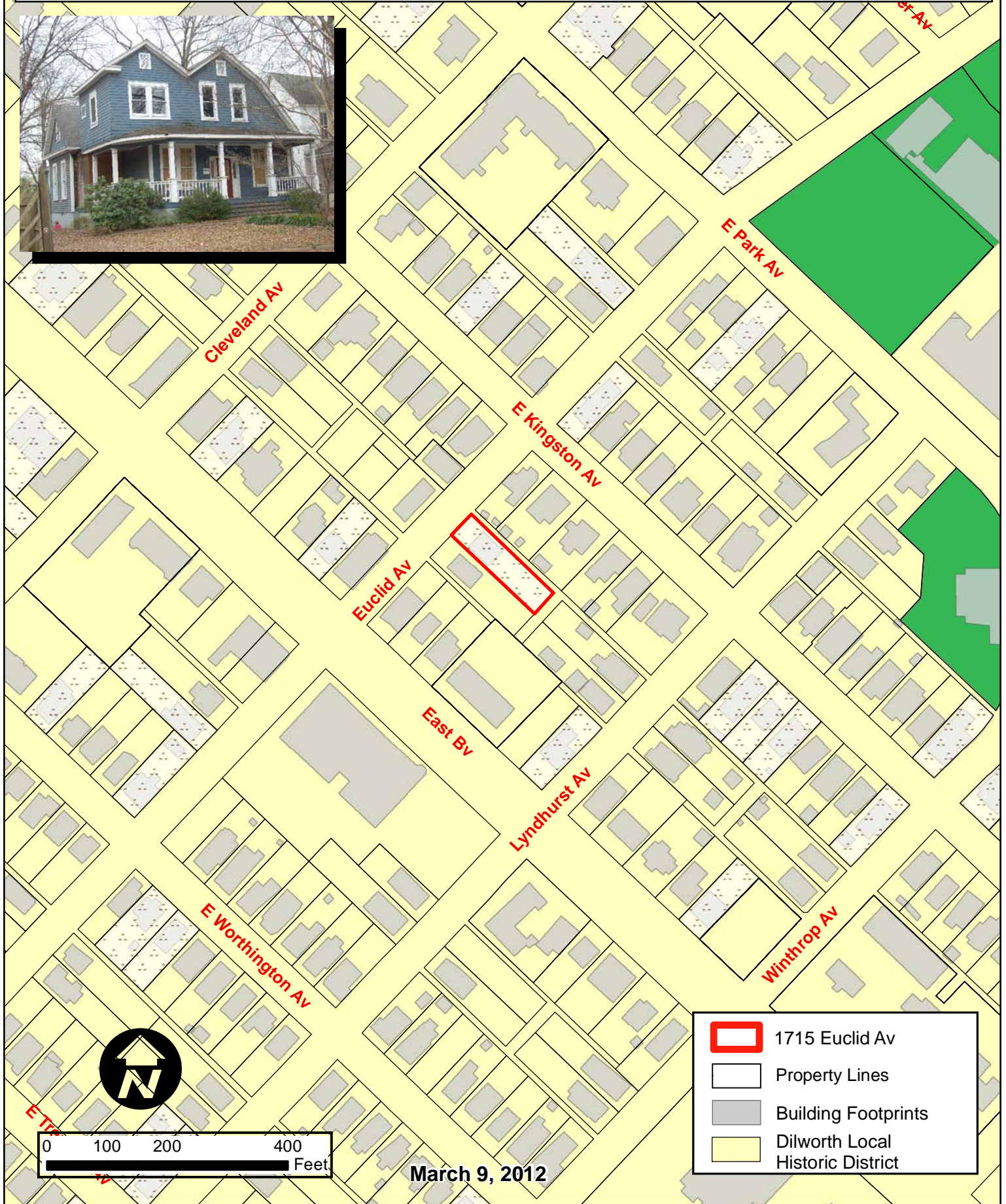
SCALE:

1/4" = 1'

SHEET:

A-11

Charlotte Historic District Commission - Case 2012-033



March 9, 2012