

Charlotte Historic District Commission

Application for a Certificate of Appropriateness

April 11, 2012

ADDRESS OF PROPERTY	<i>1501 Southwood Avenue, Wilmore Local Historic District</i>	<i>HDC 2012-036</i>
SUMMARY OF REQUEST	<i>Demolition of Existing House, New Single Family Construction</i>	
OWNER	<i>Frank Bolter</i>	
APPLICANT	<i>Angie Lauer of ABL Architecture</i>	

Details of Proposed Request

This project proposes to demolish the existing house on this site, and to replace it with a new single family house.

Current Status and Context of Property

This house is a one story house constructed in 1940 at the intersection of South and West Summit Avenues. The house is a simple one story brick structure with a projecting front bay. It is the last house that sits at the end of a row of similar scale and styles

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.

Demolition

The existing house is in very poor structural condition. An engineer's letter is attached describing the condition of the exterior walls and the brick veneer of the structure.

The original intent of the homeowner was to renovate and add to the existing structure, but as the interior wall coverings were removed, the extent of the deterioration of the structure became apparent. Staff met with the architect to discuss options, and the applicant subsequently filed this application requesting approval for demolition as well as a waiver of the 90 day rule so that the proposed new construction can be reviewed by the Commission.

The HDC must first determine by vote if the existing structure is a contributing element to the character of the Wilmore Local Historic District.

If the Commission does find that the structure is contributing, then a second vote is necessary to either approve the immediate issuance of a Certificate of Appropriateness for demolition, or if the HDC desires to place a hold on the issuance of the COA for a period not to exceed 365 days. The Commission must also agree by vote whether or not to waive the 90 day rule to proceed to hear the plans for the proposed new construction at the April 11th hearing or to wait until the July 11th, 2012 meeting.

Proposed New Construction

The new single family house proposed for this site is a one and one half story structure with a brick first floor with a half story above created by a shake sided shed dormer in the front with a small front facing gable to the left.

The sides of the house are brick, and have a full height brick veneer to the peak of the gable ended roof, where a triangular gable vent is shown.

A projecting first floor gable element is on the right of the façade, with a entrance porch to the left under a standing seam metal shed roof.

A rear roof deck would be created over the first floor by notching the on the rear.

This house is of a scale similar in height to the one adjacent house to the right, and has a relatively small footprint due to the constraints of this unusually shaped lot.



SUSTAINABLE ENGINEERING & EFFICIENT DESIGNS, PLLC

PO Box 691071

Charlotte, NC 28227-7018

Phone: 704.239.0478

Fax: 704.973.9276

January 30, 2012

Lead 2 Real Estate Group
Attn: Frank Bolter
6845 Belt Rd.
Concord, NC 28027

Re: 1501 Southwood Ave.

Dear Frank,

At your request, a site visit was made to the referenced address on January 23, 2012 to perform a structural inspection of the one story, brick veneer house that was built on a slab-on-grade foundation. (Note: All directions are stated as if facing the front of the house from the street.)

At the time of inspection, the house was found to have been constructed with a hipped roof that frames down and bears on 2x4 exterior stud walls. The ceiling is framed left to right and bears on a center bearing wall spanning front to back. The floors of the house are composed of what appears to be a mud slab poured on top of a stone base, which would suggest that there are no footings under the exterior walls and the center bearing wall. Fortunately, the brick veneer does not show any significant signs of movement, but was also found to not be properly attached to the wall framing. The bottom plates of the exterior walls have experienced significant rot damage as a result of the exterior grade being higher than the top of the interior slab.

Unfortunately, there is no way to replace these plates without rebuilding the walls. Therefore, given the apparent lack of a proper foundation and the rot damage, it is recommended that the house be demolished and rebuilt.

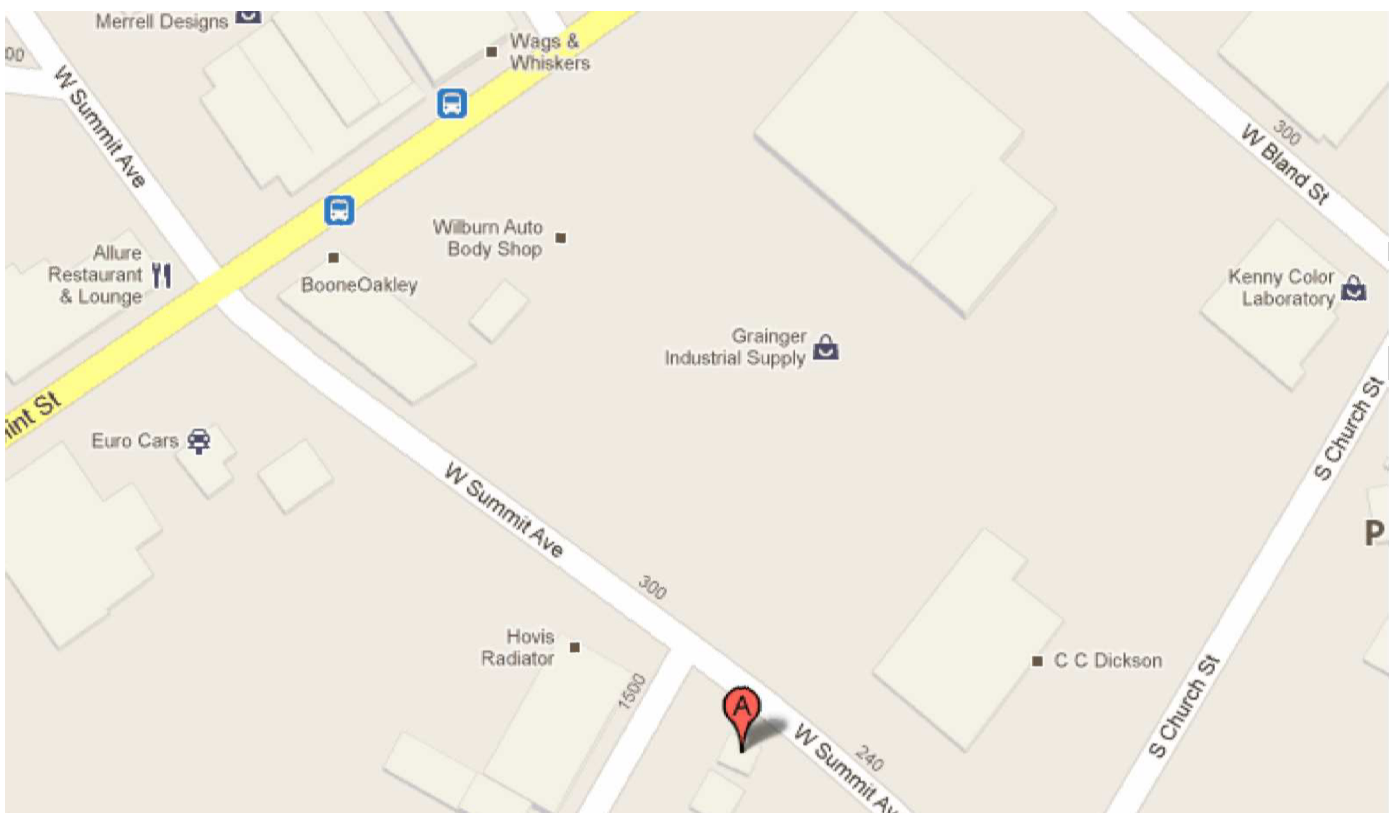
This report represents our best judgment based on site observations and our experience. The scope of our evaluation was limited to the content of this report. Therefore, this report should not be construed as an implication that there are no deficiencies or defects at other locations in the structure.

If I can be of any further assistance to you with regards to this report, please do not hesitate to contact me at 704.239.0478.

Sincerely,

Matthys N. Barker, PE
NC License No. 32138





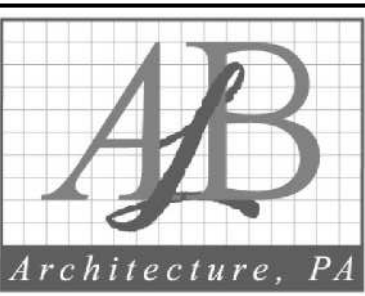
VICINITY MAP



NOTE:
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- A-1 Existing & Proposed Site Plan
- A-2 Existing Plans
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- A-5 Proposed Plans
- A-6 Proposed Elevations



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Willmore Neighborhood Addition & Renovation *for the:*
BOLTER RESIDENCE
1501 Southwood Ave, Charlotte, NC 28208

PROJ. NO. - 11054
ISSUED - 19 DEC 2011
REVISIONS -

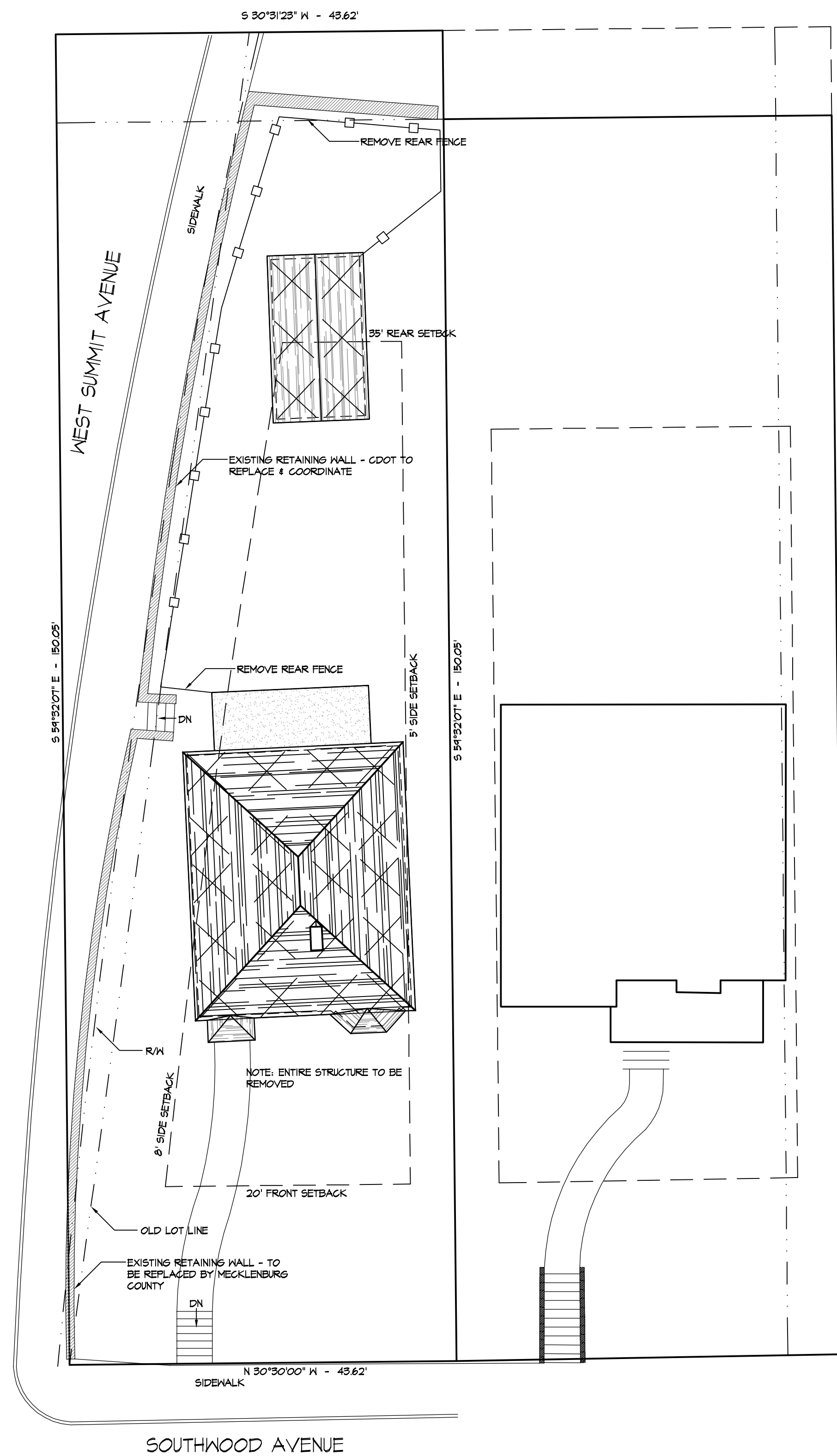
COVER SHEET

A-0

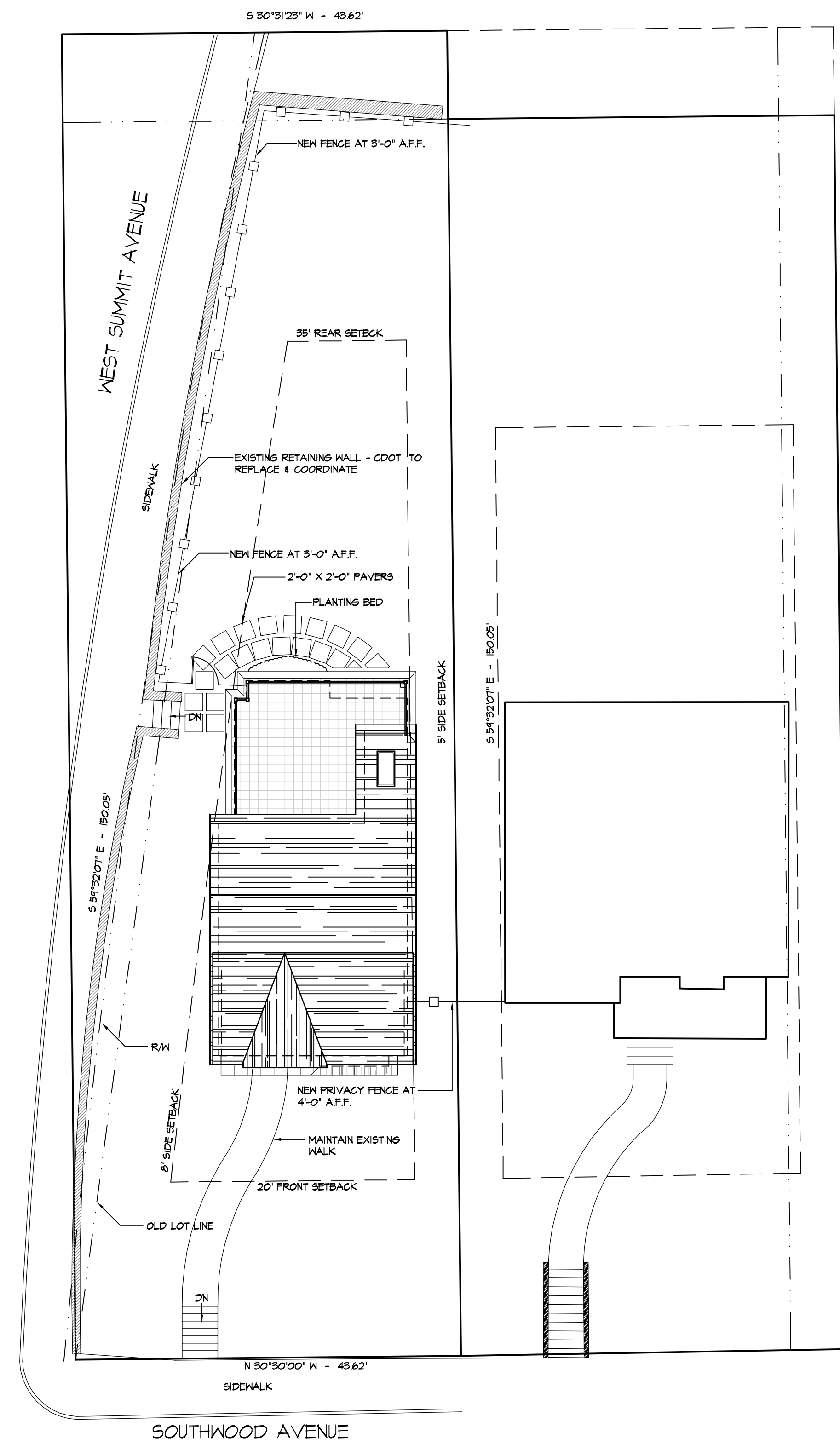
OF: FIVE

SQUARE FOOTAGE CALCULATIONS

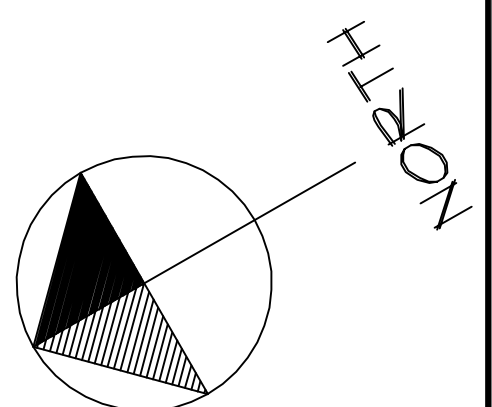
	Heated	Unheated
Existing First Floor:	0 S.F.	0 S.F.
Existing Second Floor:	0 S.F.	0 S.F.
	+	+
Proposed First Floor:	816 S.F.	52 S.F.
Proposed Second Floor:	519 S.F.	0 S.F.
Proposed Second Terrace:	0 S.F.	266 S.F.
Total:	1,335 S.F.	318 S.F.
Total Under Roof:	1,653 S.F.	

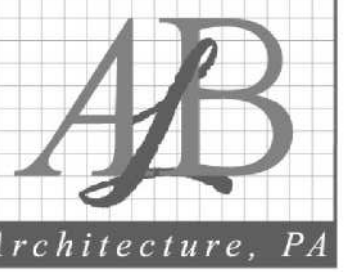


① EXISTING SITE PLAN
 1" = 10'-0"



① PROPOSED SITE PLAN
 1" = 10'-0"





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Seal

Seal

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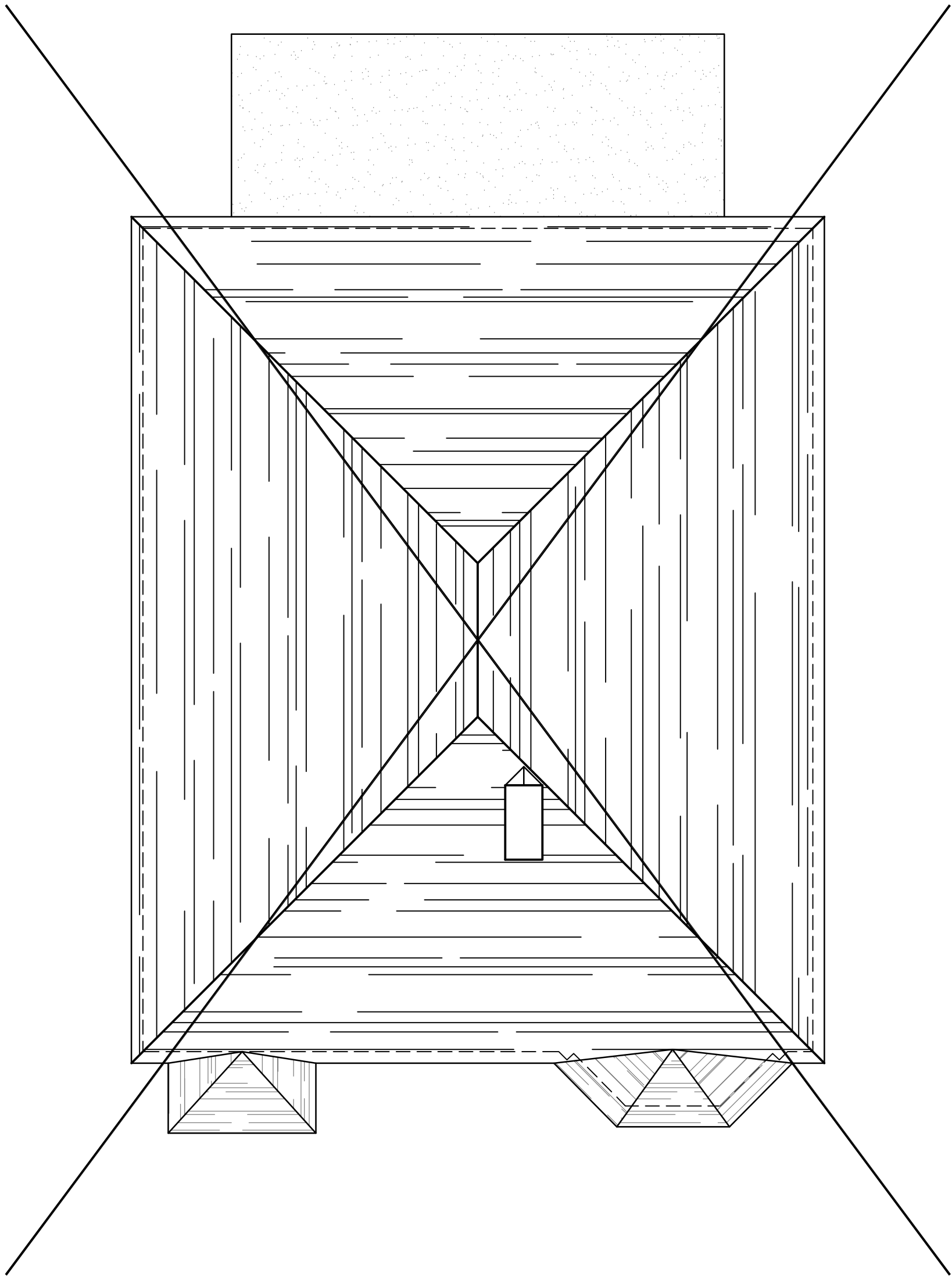
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EXISTING PLANS

A-2

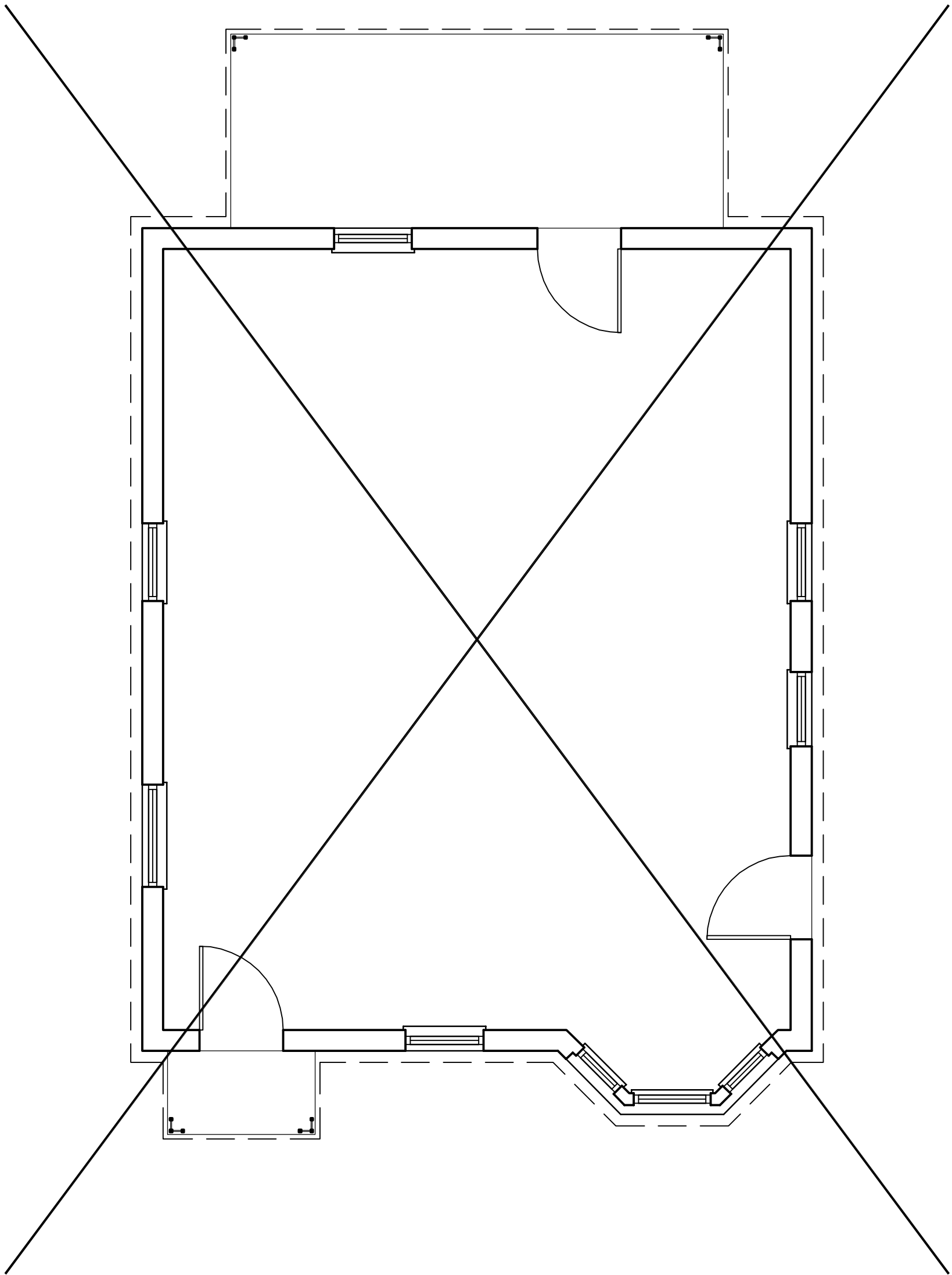
OF: FIVE

NOTE: ENTIRE HOME TO BE REMOVED



② EXISTING ROOF PLAN
1/4" = 1'-0"

NOTE: ENTIRE HOME TO BE REMOVED



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

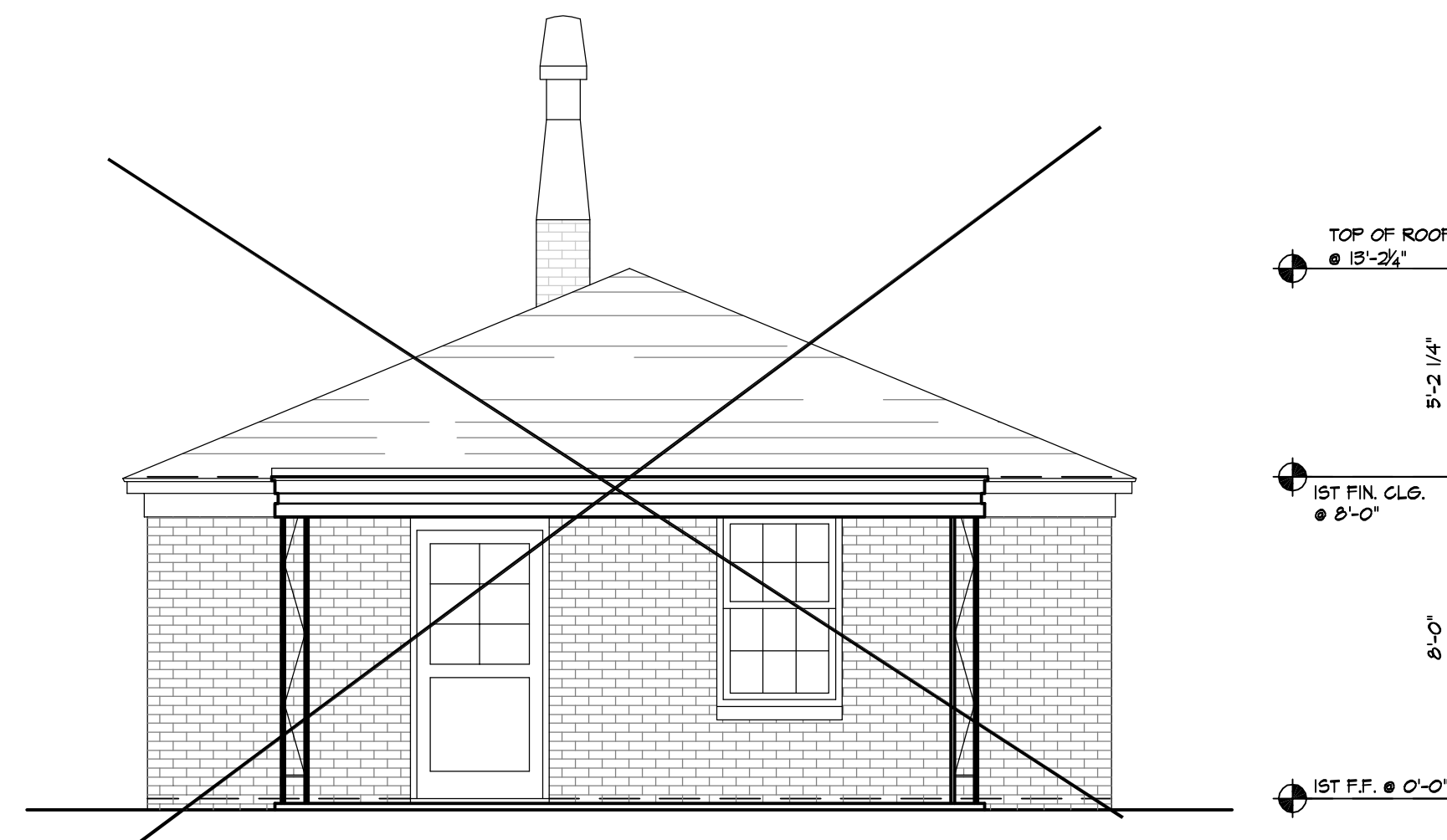
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S&L

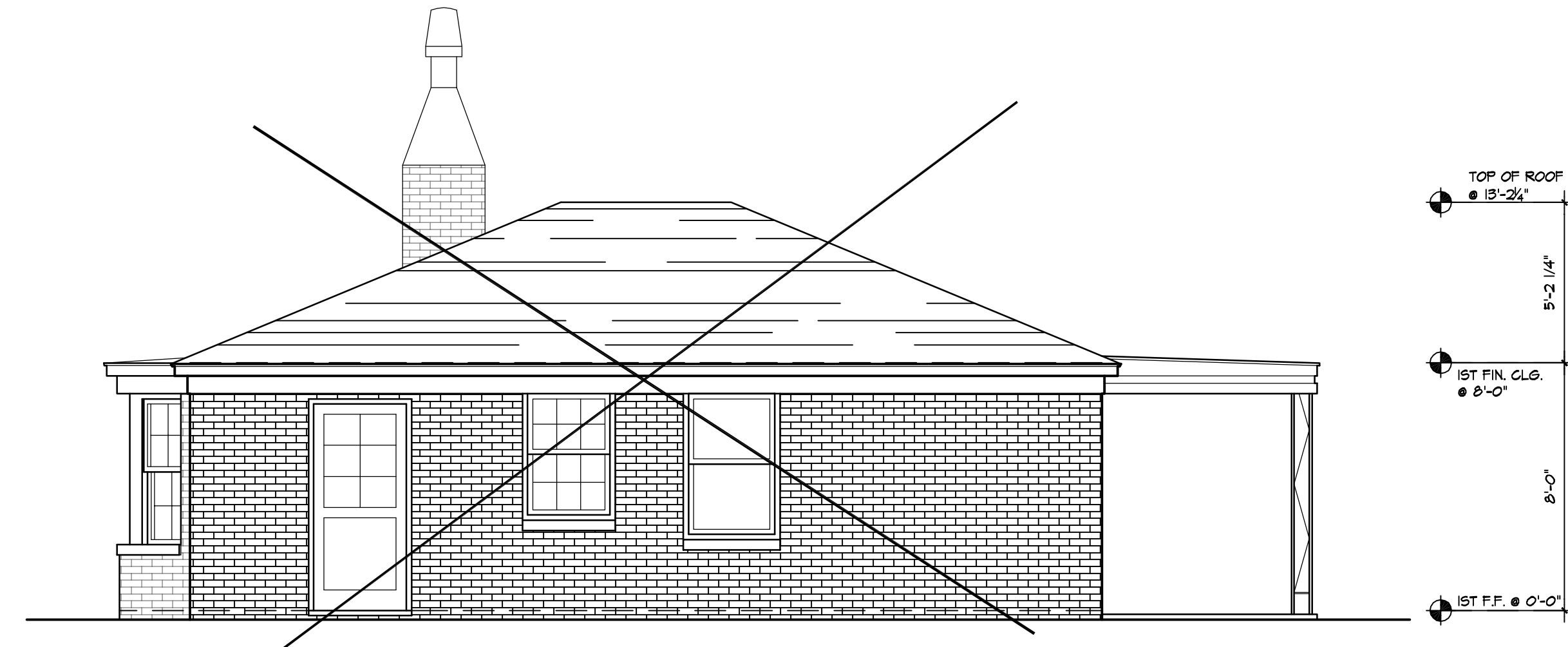
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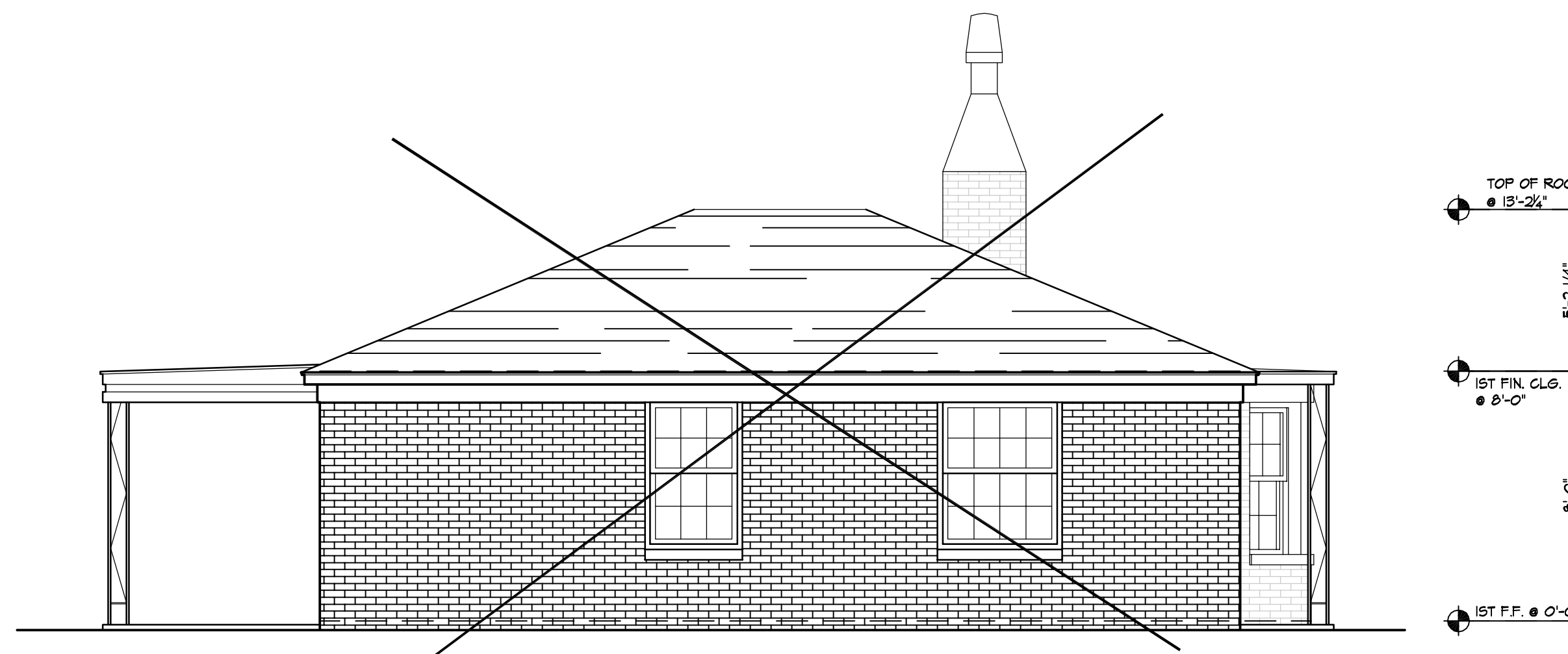
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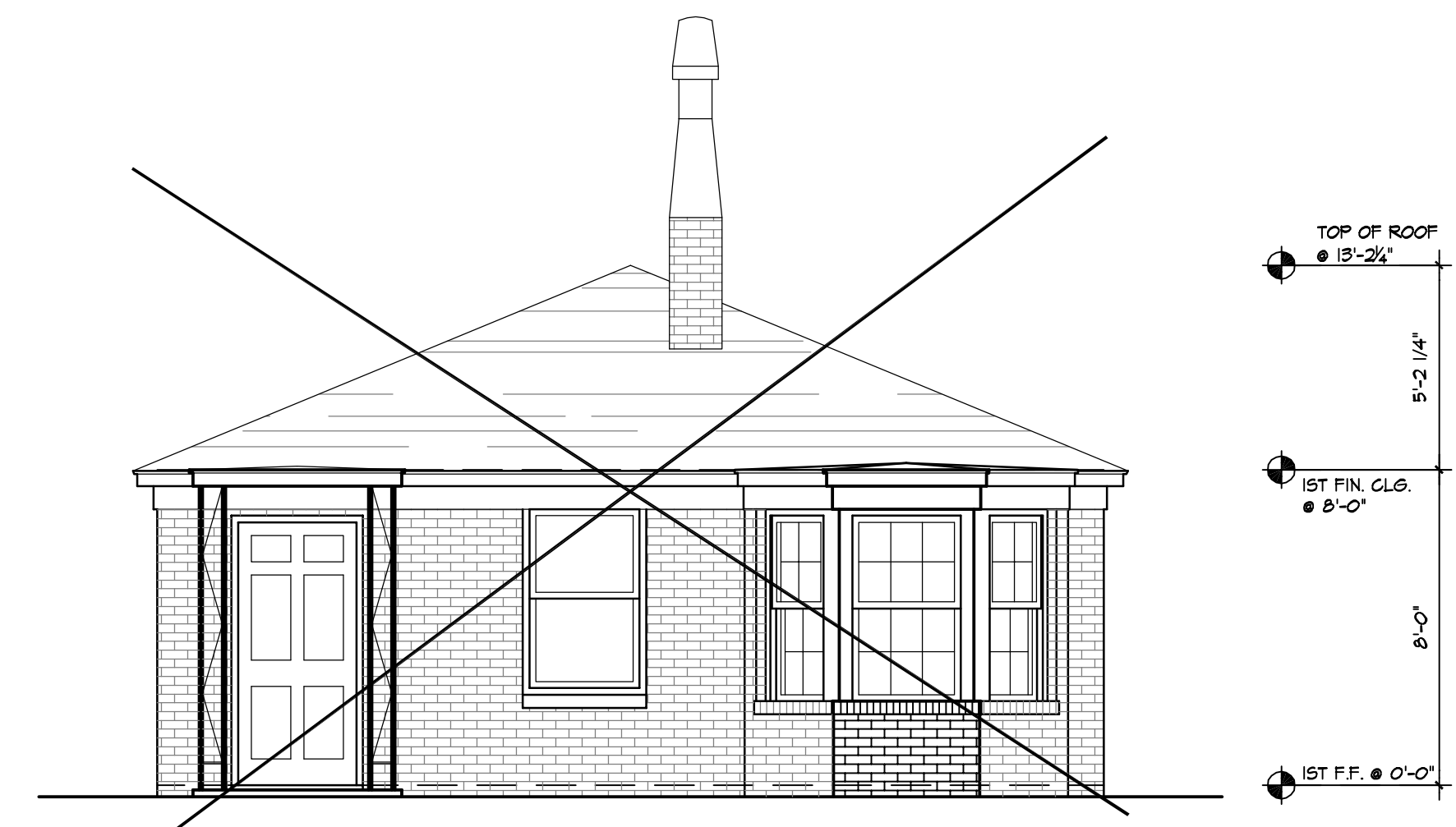
④ EXISTING REAR ELEVATION
1/4" = 1'-0"



② EXISTING RIGHT ELEVATION
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③ EXISTING LEFT ELEVATION
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① EXISTING FRONT ELEVATION
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EXISTING ELEVATIONS

A-3

OF: FIVE

WINDOW SCHEDULE			
IDENT	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 4'-0" W/6" SIDE WINDOWS	7'-4"	DOUBLE HUNG
B	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
C	PR 2'-6" X 5'-0"	7'-0"	DOUBLE HUNG
D	2'-6" X 5'-0"	7'-0" 1ST FLOOR 6'-8" 2ND FLOOR	DOUBLE HUNG
E	2'-6" X 2'-6"	7'-0"	CASEMENT
F	2'-0" X 5'-0"	6'-8"	CASEMENT
G	2'-0" X 2'-0"	6'-8"	CASEMENT

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

NOTE: PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING - SEE ELEVATIONS FOR MANTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

* M.E. = MATCH EXISTING

NOTE: ALL WINDOWS WITH 9 S.F. OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED PER CODE (TYP.)

FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
101	3'-0" X 6'-8" W/ 16" SIDELIGHTS	FRONT DOOR
102	1'-6" X 6'-8"	DRY PANTRY
103	2'-0" X 6'-8"	BATHROOM
104	PR 1'-6" X 6'-8"	LINEN CLOSET
105	2'-8" X 6'-8"	LAUNDRY ROOM
106	2'-0" X BUILD TO FIT	STORAGE
107	PR 1'-6" X 6'-8"	UTILITY CLOSET
108	2'-8" X 6'-8"	BEDROOM 'A'
109	PR 3'-0" X 6'-8" BI-FOLD	BEDROOM 'A' CLOSET
110	2'-8" X 6'-8"	HALL EXTERIOR

SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-8" X 6'-8"	HALL EXTERIOR
202	2'-8" X 6'-8"	BEDROOM 'B'
203	PR 2'-6" X 6'-8" SLIDING PATIO DOOR	BEDROOM 'B' EXTERIOR
204	2'-6" X 6'-8" (POCKET DOOR)	BATHROOM
205	2'-6" X 6'-8" (POCKET DOOR)	CLOSET

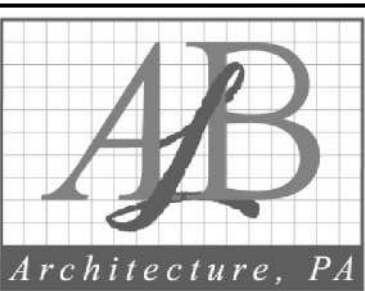
NOTE:

NEW WALLS

LOW WALL

BRICK VENEER

MASONRY



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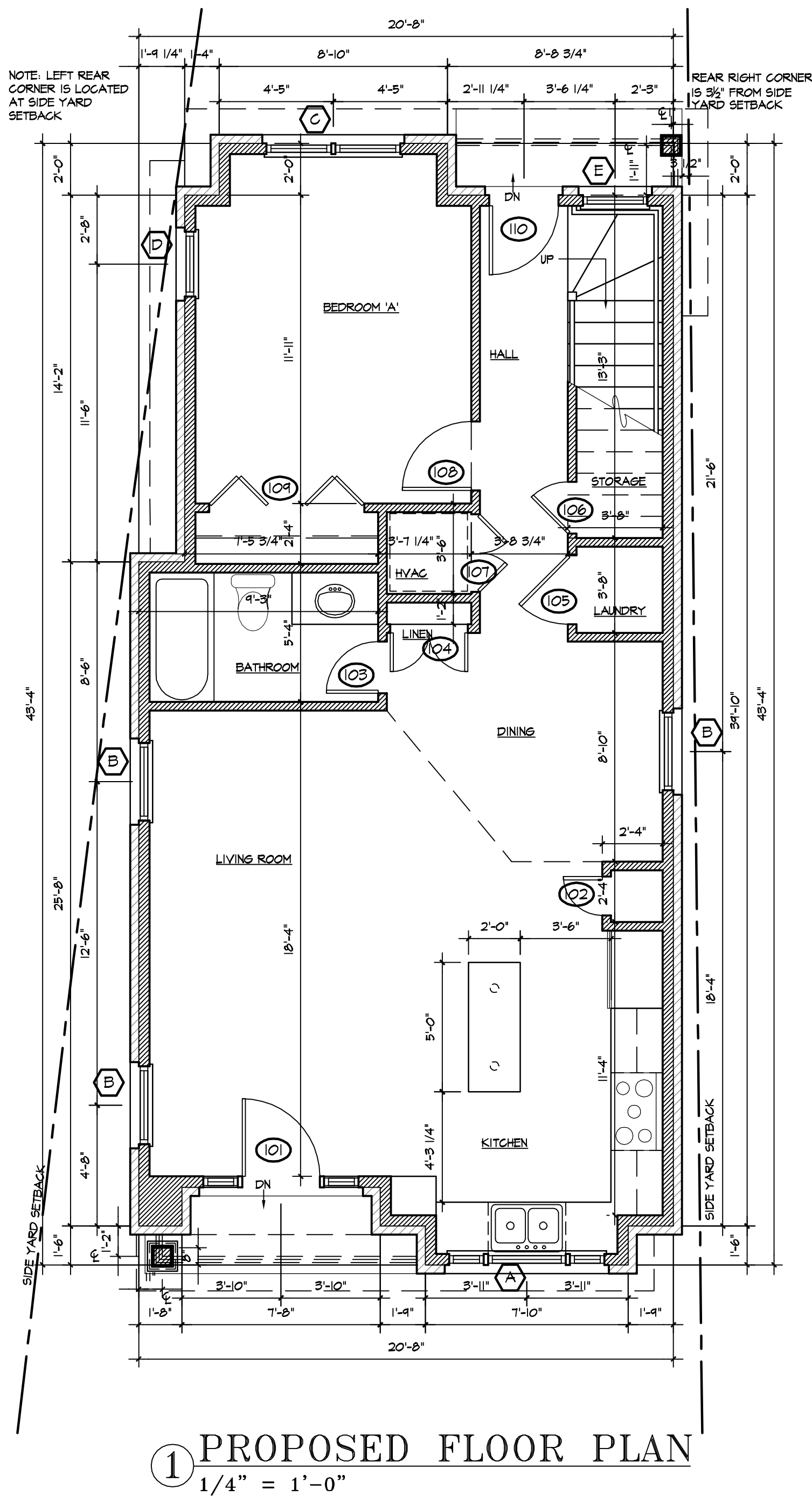
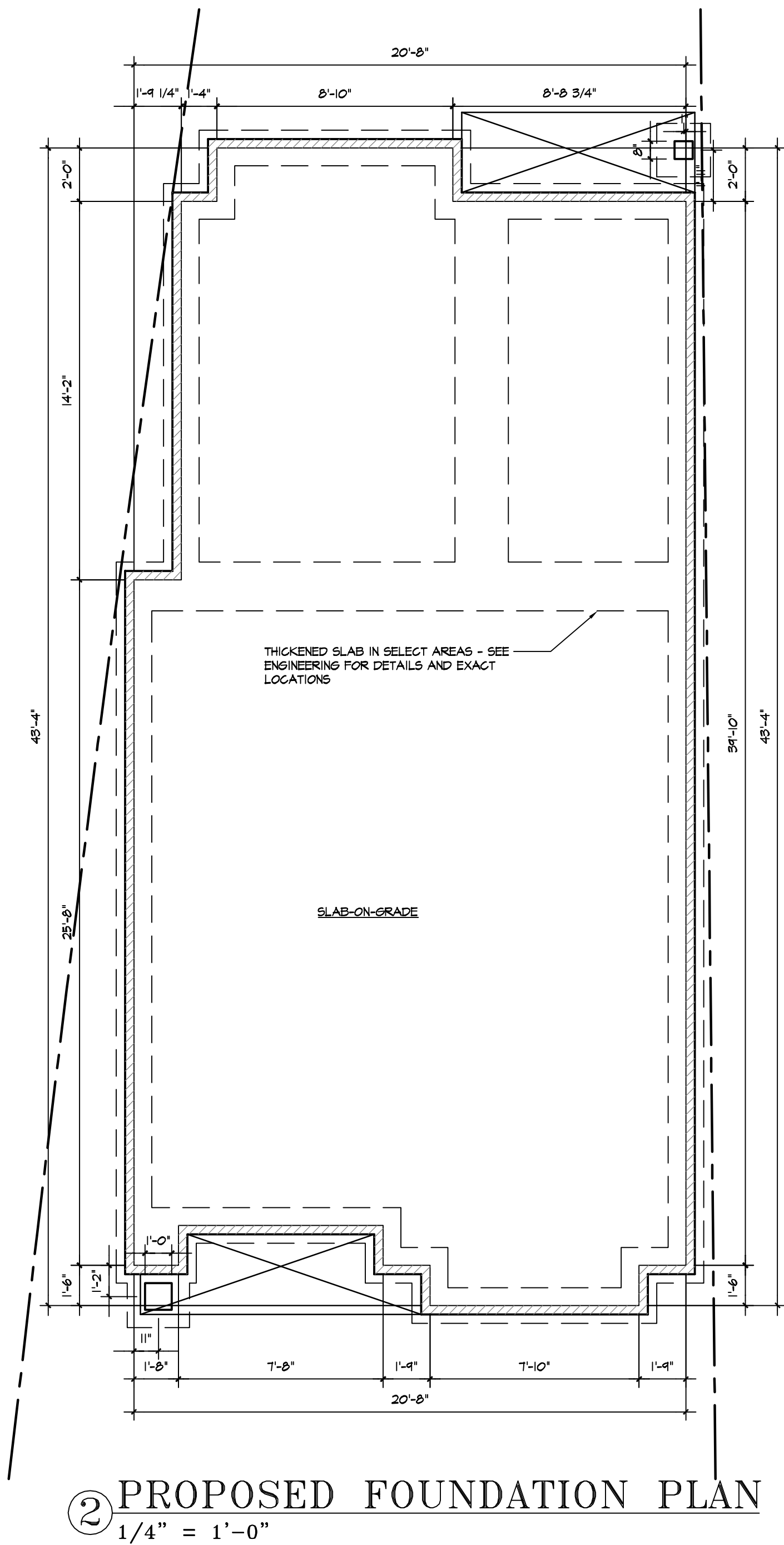
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PROPOSED PLANS
A-4
OF: FIVE



NOTE:

NEW WALLS

LOW WALL

BRICK VENEER

MASONRY

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 4'-0" W/ 16" SIDE WINDOWS	7'-4"	DOUBLE HUNG
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D	2'-6" X 5'-0"	7'-0" 1ST FLOOR 6'-8" 2ND FLOOR	DOUBLE HUNG
E	2'-6" X 2'-6"	7'-0"	CASEMENT
F	2'-0" X 3'-0"	6'-8"	CASEMENT
G	2'-0" X 2'-0"	6'-8"	CASEMENT

NOTE: MATCH TRIM DETAILS W/ WOOD DRIP CAP (W/ FLASHING) & BACK BAND TRIM @ WINDOWS.

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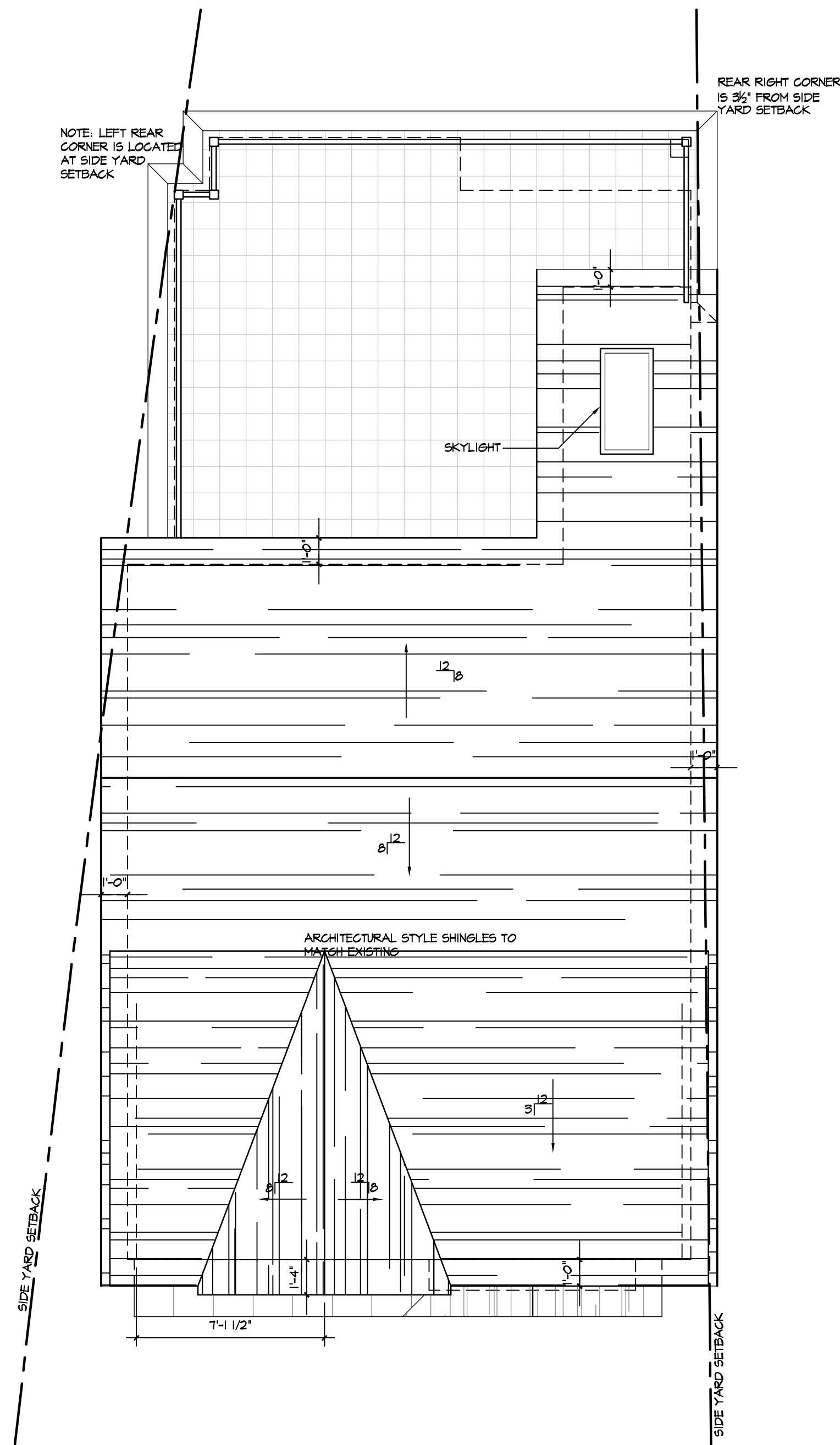
NOTE: MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.

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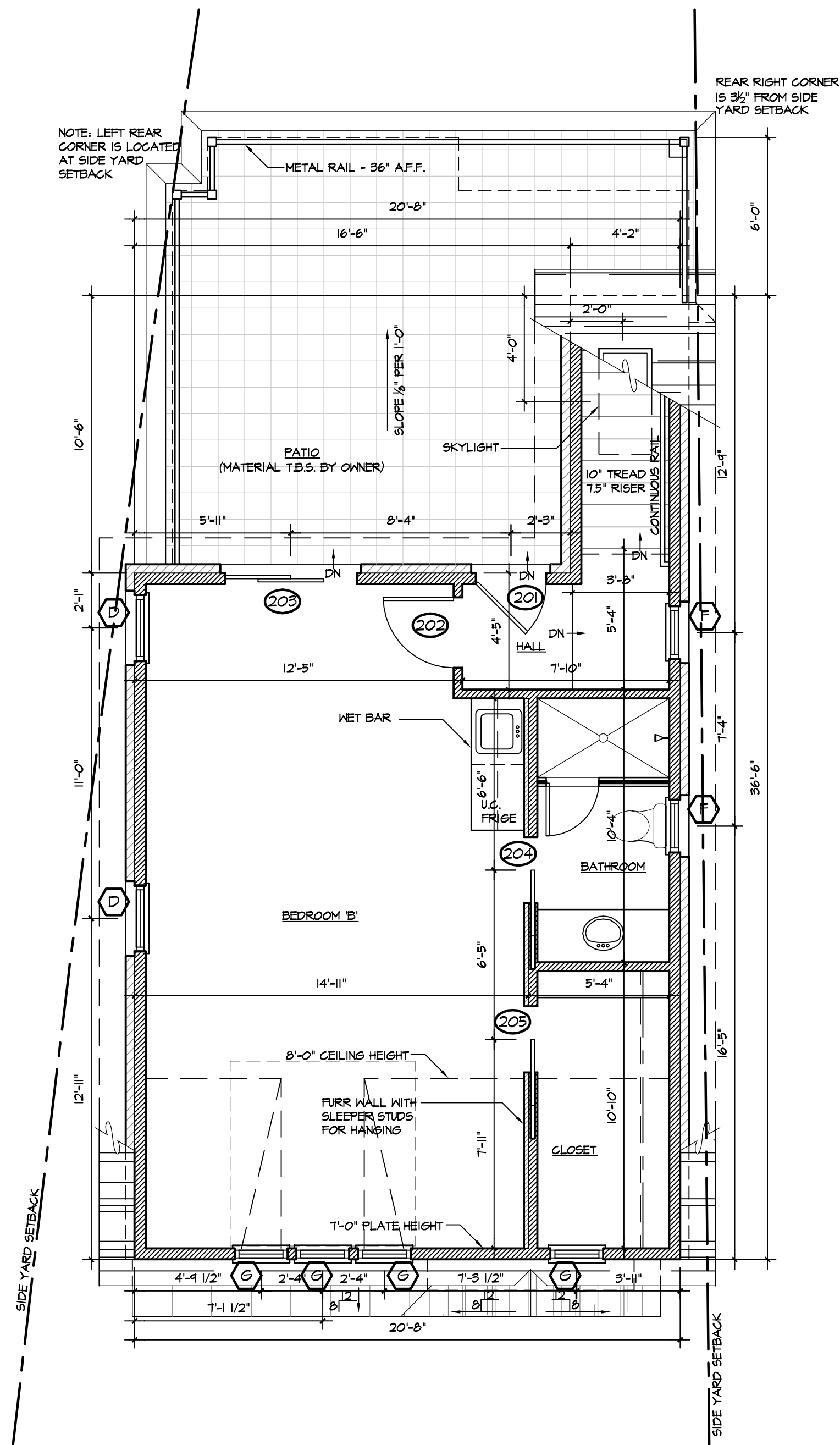
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FIRST FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
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105	2'-8" X 6'-8"	LAUNDRY ROOM
106	2'-0" X BUILD TO FIT	STORAGE
107	PR 1'-6" X 6'-8"	UTILITY CLOSET
108	2'-8" X 6'-8"	BEDROOM 1A
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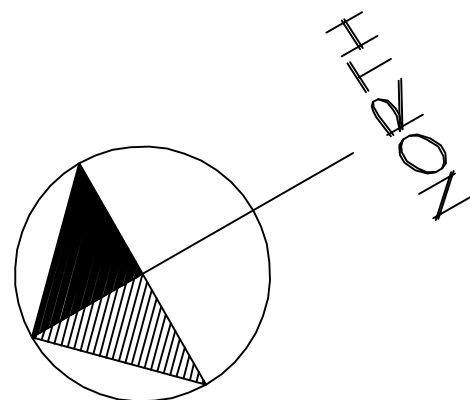
SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-8" X 6'-8"	HALL EXTERIOR
202	2'-8" X 6'-8"	BEDROOM B
203	PR 2'-6" X 6'-8" SLIDING PATIO DOOR	BEDROOM B' EXTERIOR
204	2'-6" X 6'-8" (POCKET DOOR)	BATHROOM
205	2'-6" X 6'-8" (POCKET DOOR)	CLOSET



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



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



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PROJ. NO. - 11054
ISSUED - 19 DEC 2011
REVISIONS -

PROPOSED PLANS

A-5

OF: FIVE

WINDOW SCHEDULE			
SYM	SIZE	HEADER HEIGHT	TYPE
A	3'-0" X 4'-0" W/6" SIDE WINDOWS	7'-4"	DOUBLE HUNG
B	3'-0" X 5'-0"	7'-0"	DOUBLE HUNG
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D	2'-6" X 5'-0"	7'-0" 1ST FLOOR 6'-8" 2ND FLOOR	DOUBLE HUNG
E	2'-6" X 2'-6"	7'-0"	CASEMENT
F	2'-0" X 3'-0"	6'-8"	CASEMENT
G	2'-0" X 2'-0"	6'-8"	CASEMENT

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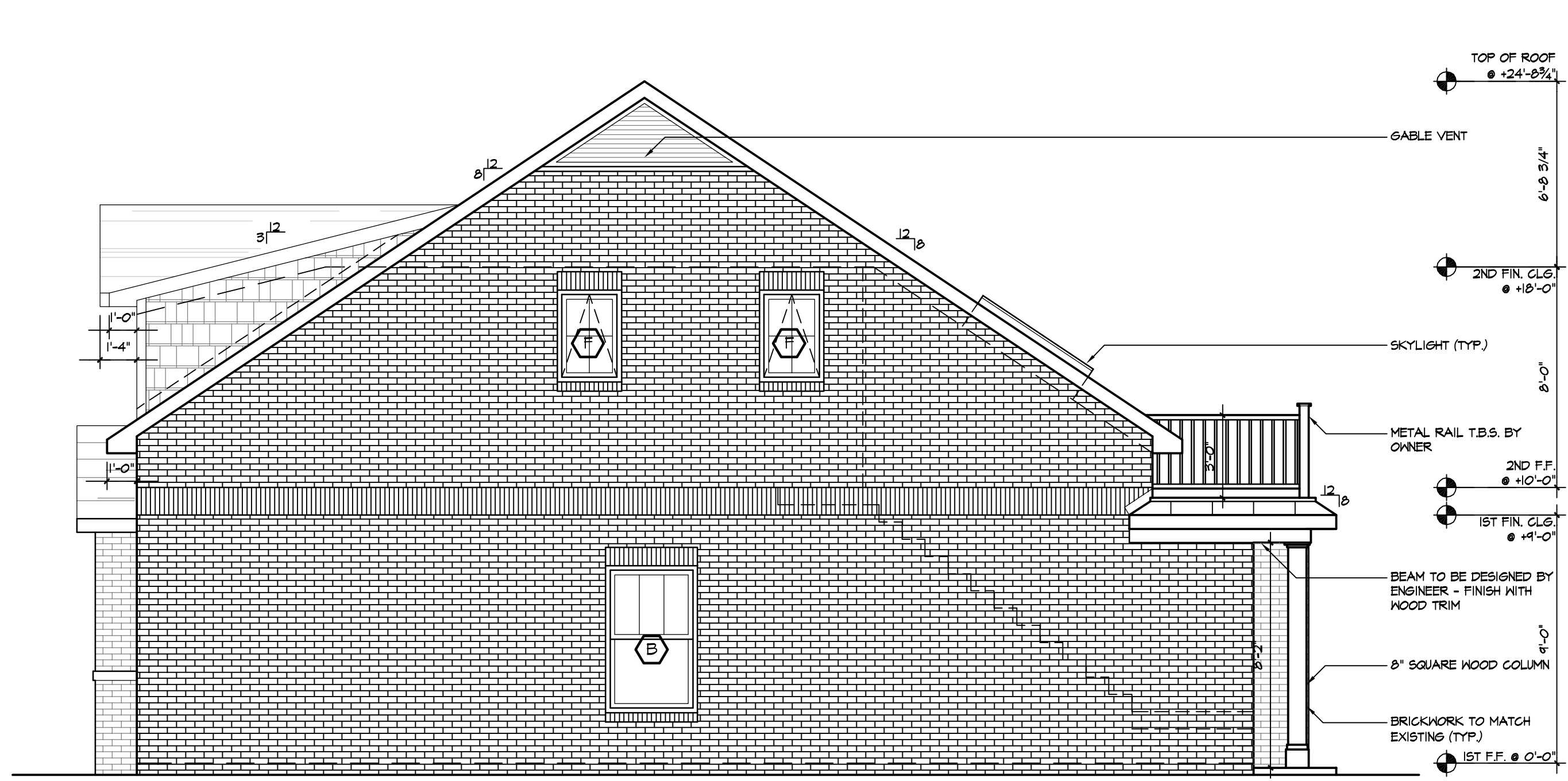
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110	2'-8" X 6'-8"	HALL EXTERIOR

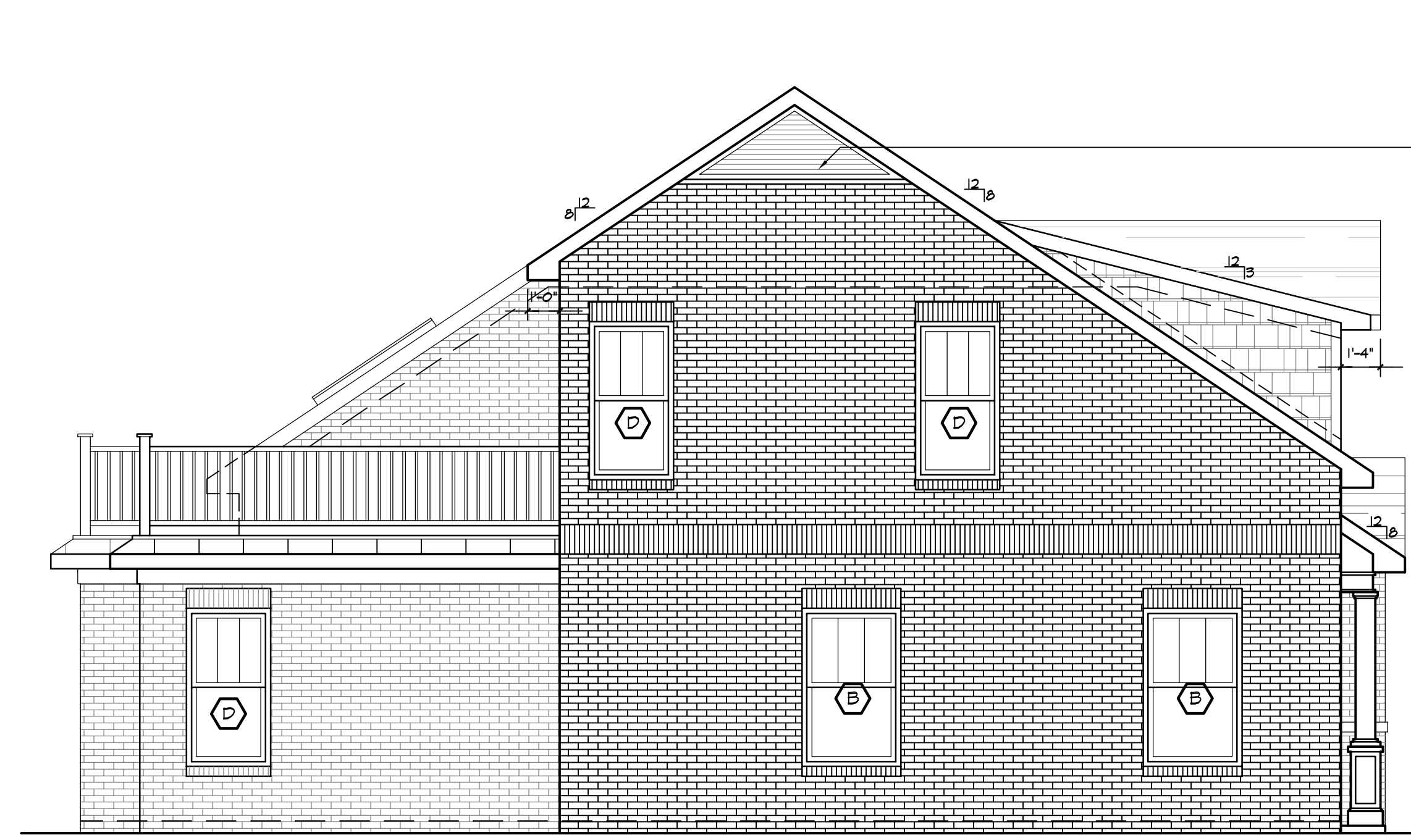
SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-8" X 6'-8"	HALL EXTERIOR
202	2'-8" X 6'-8"	BEDROOM 'B'
203	PR 2'-6" X 6'-8" SLIDING PATIO DOOR	BEDROOM 'B' EXTERIOR
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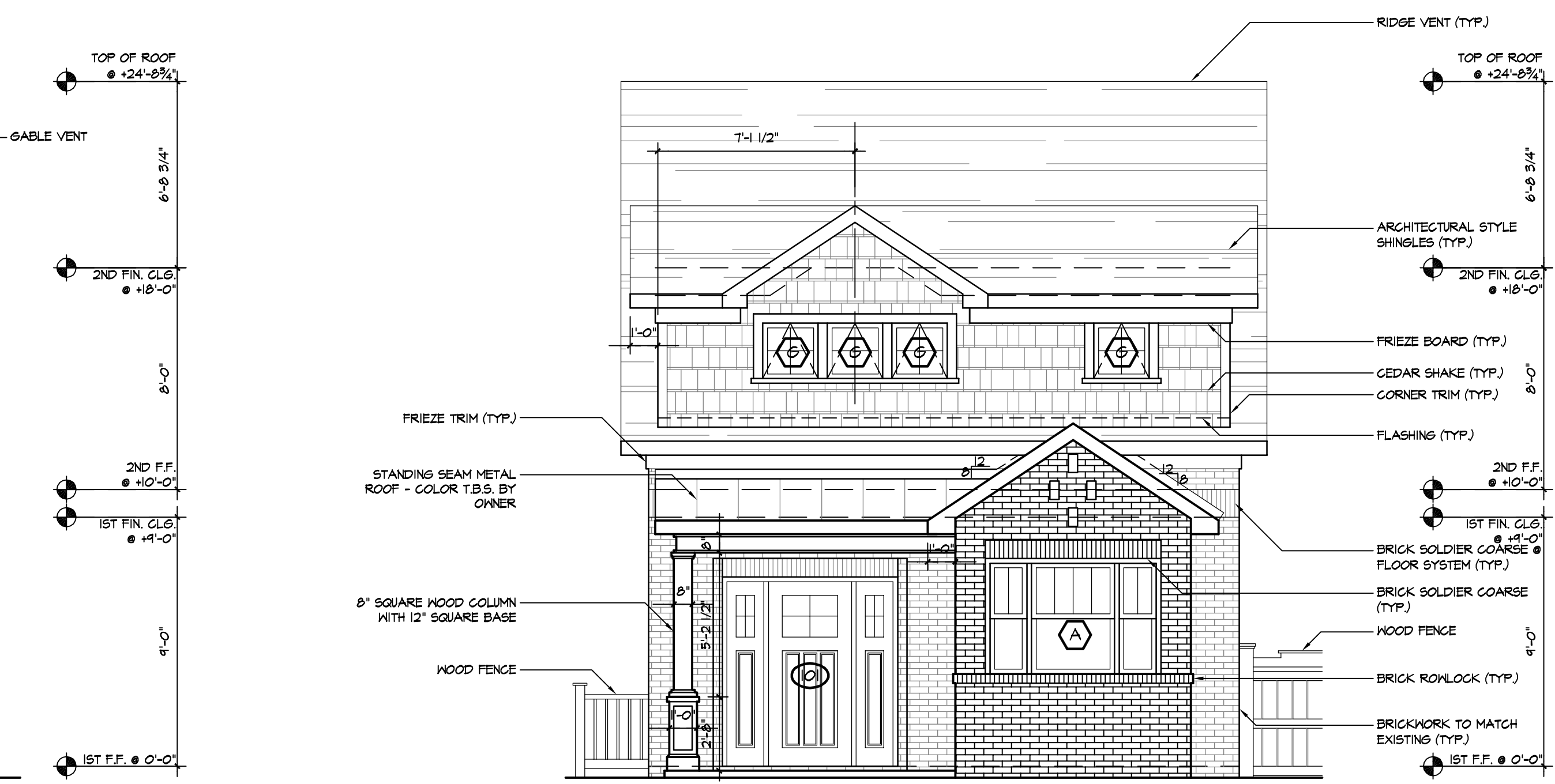
④ PROPOSED REAR ELEVATION
1/4" = 1'-0"



③ PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



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



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

Charlotte Historic District Commission - Case 2012-036

