

Application for a Certificate of Appropriateness

ADDRESS OF PROPERTY	<i>824 Lexington Avenue, Dilworth Local Historic District</i>	<i>HDC 2012-064</i>
SUMMARY OF REQUEST	<i>Addition</i>	
OWNERS	<i>Michael & Laura Glaser</i>	
APPLICANT	<i>Michael Glaser</i>	

Details of Proposed Request

This application requests approval of a rear addition with two features that are wider than the existing structure.

Current Status and Context of Property

This early 1930's house was built as a one story brick house, but it has had a second floor added under a previous HDC approval. The second floor is sided with wood shakes. The house is in a block of houses of similar age and varying styles, and the site is across the street from an infill townhouse development. Prior to the addition of the second floor, the house was considered a contributing structure to the Dilworth National Register Historic District.

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.

Staff Review

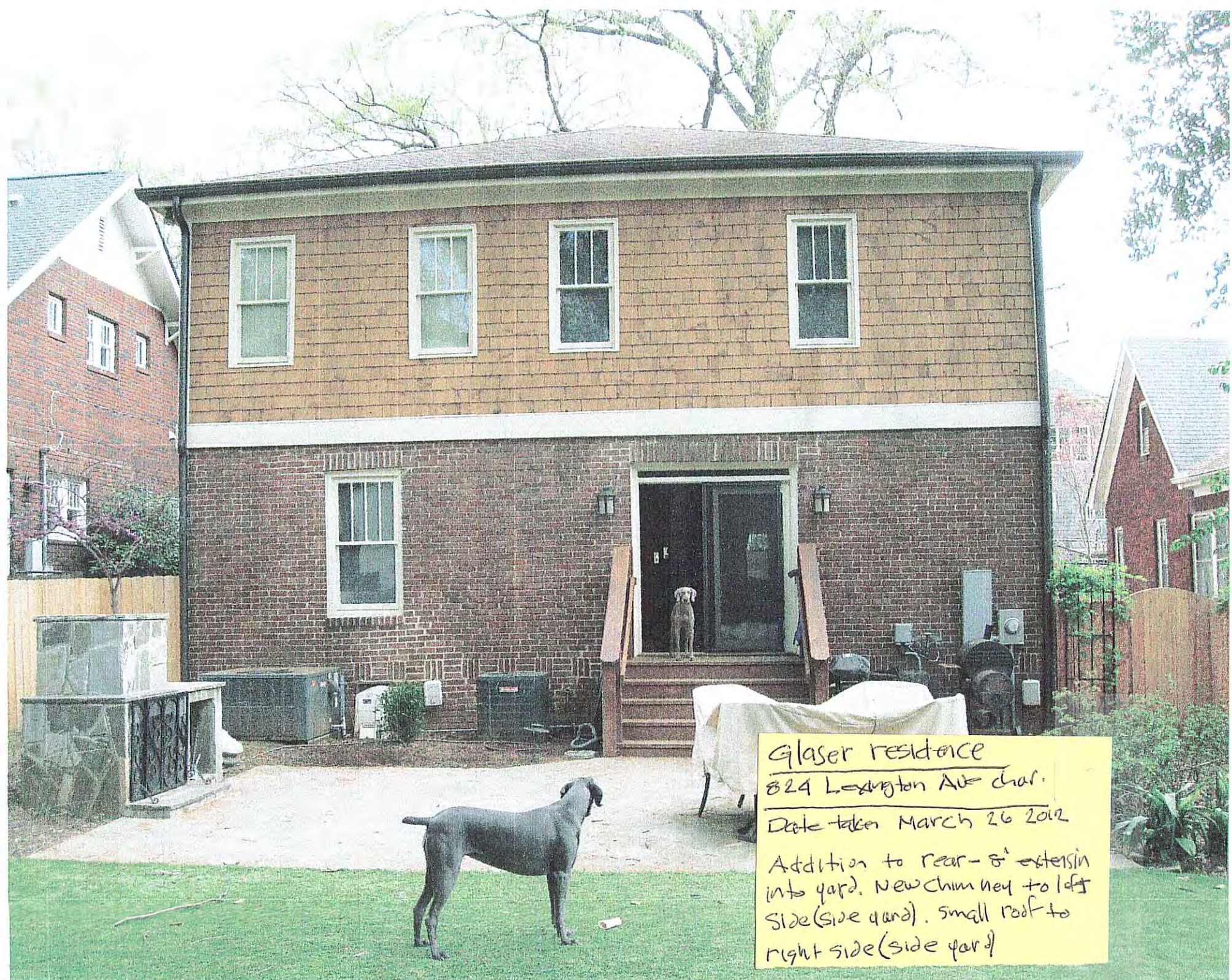
This proposal is primarily for a small rear shed addition that is eligible for Administrative Approval.

The first element that requires review and approval of the full HDC is the addition of a new second chimney toward the rear of the right side of the existing house. The new chimney projects beyond the existing side wall of the house. The chimney is similar in style to the other existing chimney on the house, which is on the same side of the house closer to the front elevation.

The other element that requires the approval of the full Commission is the addition of a small cantilevered roof projecting beyond the right elevation of the house. This roof element is designed to protect an existing entrance door from the elements, and is designed to not project past the existing side stoop.

Overall, these two proposed features appear to meet current HDC policy. The only other issue is the proposed use of “Azek” as a material for the new rear exterior steps, rails and pickets. Azek is a PVC-based non-traditional building material, and would require a specific approval by the Commission to be approved.



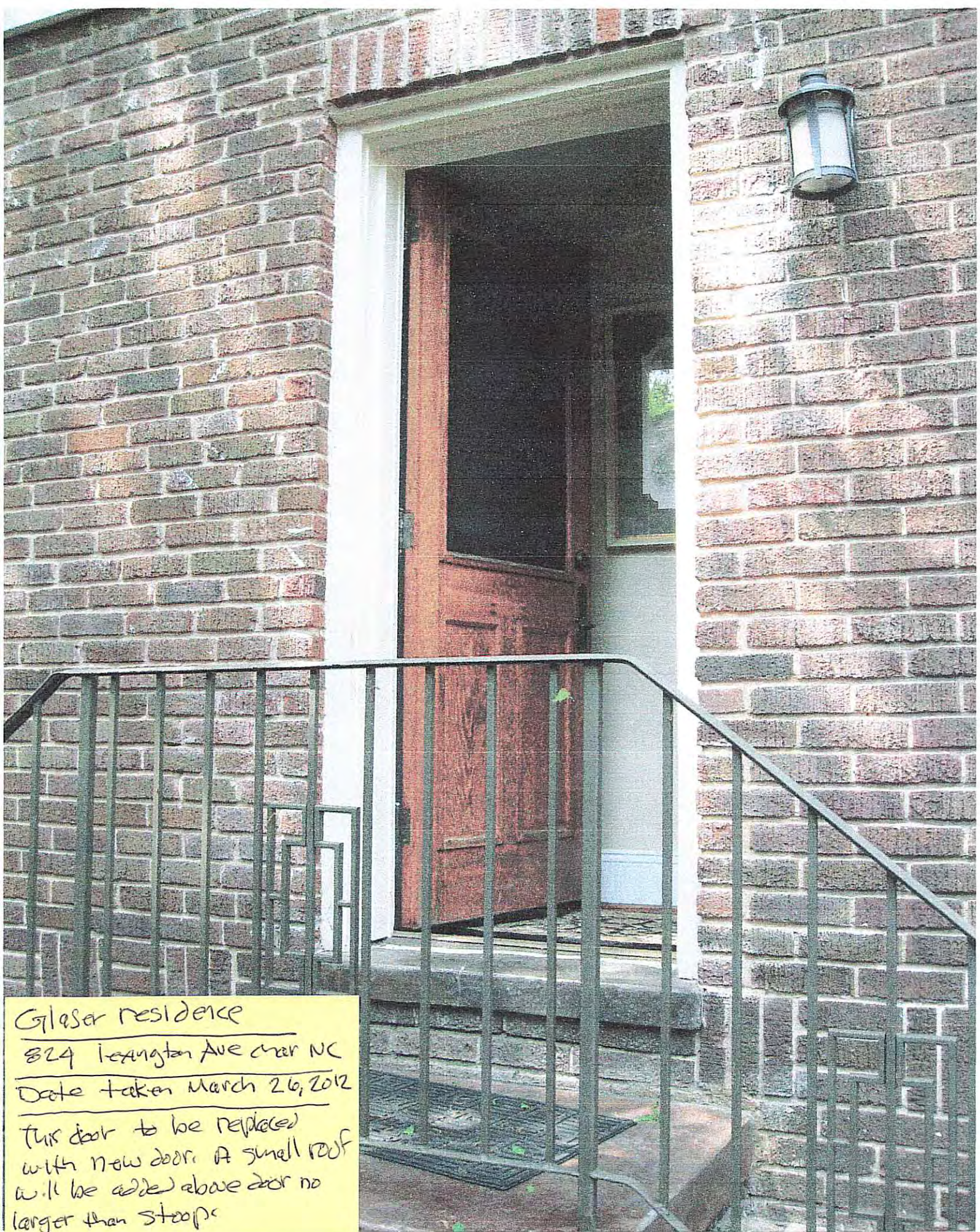


Glaser residence

824 Lexington Ave char.

Date taken March 26 2012

Addition to rear - 8' extension
into yard. New chimney to left
side (side yard). Small roof to
right side (side yard)



Glaser residence

824 Lexington Ave char NC

Date taken March 26, 2012

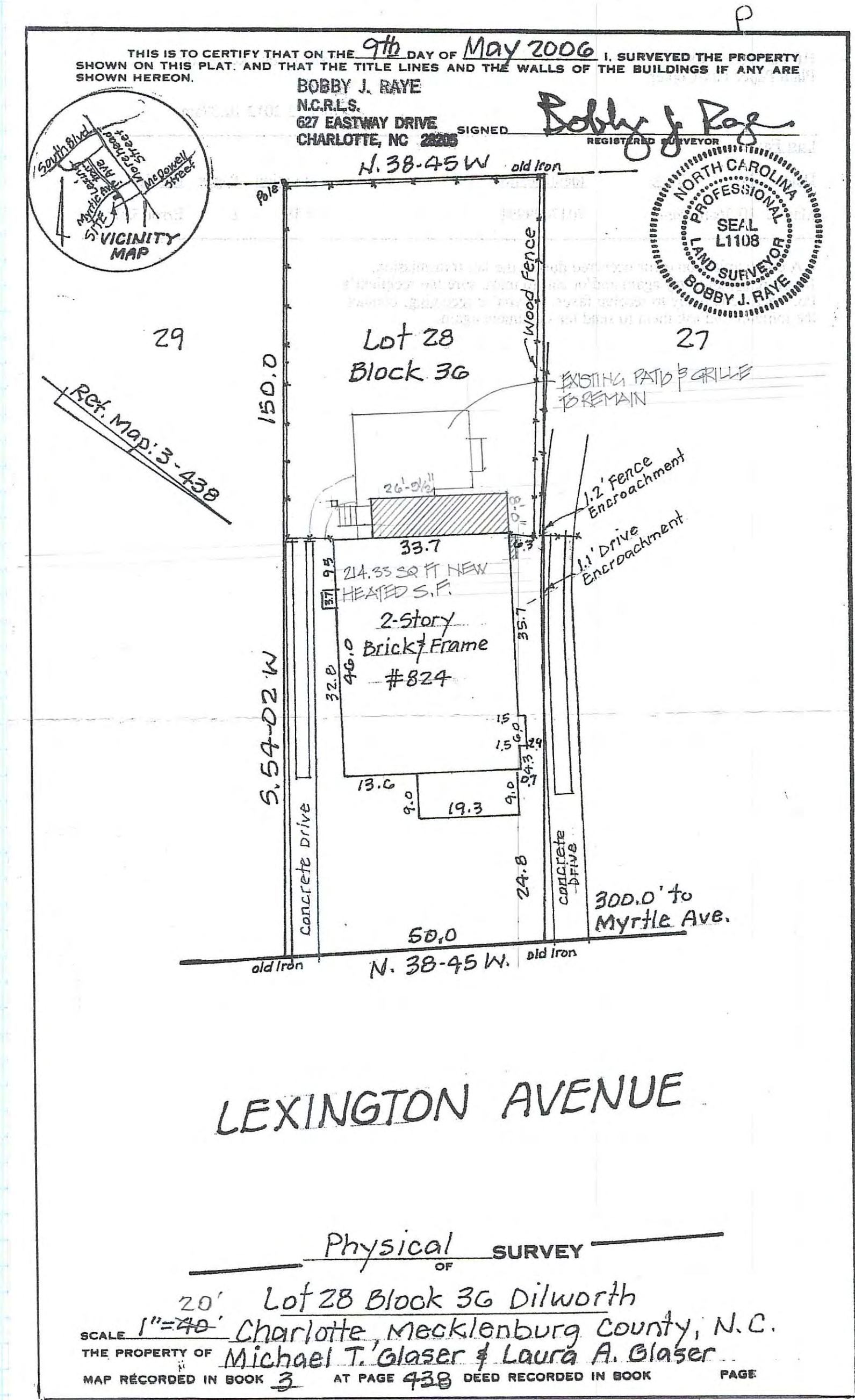
This door to be replaced
with new door. A small roof
will be added above door no
larger than stoop

GLASER RESIDENCE

Charlotte, North Carolina

Sealed Crawl Space Specifications

- Combustion devices located within the crawl space shall be sealed combustion. Under no circumstances shall a naturally vented combustion device be installed in a sealed crawl space.
- No passive ventilation openings shall be allowed between the exterior and the interior of the crawl space.
- The top of foundation walls/piers shall be no less than 4-block (32") higher than the highest soil within the crawl space.
- A capillary break/barrier (6-mil poly or equivalent) shall be installed between interior footings and piers. Footings shall be formed with keyway or protruding rebar to restrict horizontal movement of pier (per local code.)
- The top course on all foundation walls and interior piers shall be solid: I.e. either poured concrete walls, solid cap blocks, bond beams or filled hollow block cores.
- Preservative-treated 2x8 mud sills shall be used between foundation wall/pier and framing material.
- Termite protection shall be provided by pre-treatment and by incorporation of corrosion-resistant metallic termite shield between the top of foundation walls/piers and the mud sill. The metallic termite shield shall extend to the exterior at least 1 inch past the finish wall material and to the inside at least one (1) inch past the expected width of foundation wall insulation.
- Joists in the termite shield shall be permanently fused with solder (or equivalent) or overlapped a minimum of 6 inches and sealed with a rubberized asphalt sheet membrane at least 6 inches wide. Penetrations through the termite shield for anchor bolts, etc. shall be sealed with a minimum 6 inch square of rubberized asphalt sheet material between the termite shield and the mud sill. Rubberized asphalt material shall be a minimum of 35 mils thick with adhesive surfaces on both sides. (Example: MFM Building Products "Double Bond" material)
- Caulk or sill sealer shall be installed between the top of the foundation wall and the termite shield, and between the termite shield and the mud sill. The joint between the mud sill and the band joist shall be caulked or similarly sealed.
- A soil vapor retarder (vapor barrier) membrane (6-mil poly or equivalent) shall be installed to completely (100%) cover exposed soil in the crawl space. Seams should be overlapped a minimum of one foot.
- Soil vapor retarder membrane shall turn up the inside of foundation walls to at least the height of exterior soil level. Where the outside of the foundation wall is not damp-proofed, the soil vapor retarder membrane shall extend to the top of the foundation wall.
- Foundation walls shall be insulated on the interior surface with R-6 or higher insulation (duct insulation, rigid foam insulation, spray-in-place expanding urethane foam or equivalent, per local code). Band joists to be insulated as well. (1998 IECC)
- Floors over crawl spaces shall not to be insulated.
- All penetrations through subfloor and foundation walls shall be sealed with approved draft-stop material.
- The exterior soil shall slope away from the foundation at least 6 inches in the first 10 feet completely around the perimeter. If used, gutters and downspouts should drain at least 10 feet from the foundation.
- Where there is a probability of standing water in the crawl space, subsurface drains, French drains, sump pumps, sloped soil and other similar measures shall be used to prevent standing water.
- In areas where radon may be encountered, a passive radon mitigation system shall be installed.
- Clothes dryers, bathroom exhaust fans, AC condensate drains and similar moisture-containing exhausts or vents shall not drain into the crawl space.
- A mechanical dehumidification system rated at 90 pints per day or greater and capable of being ducted shall be installed in the crawl space. Condensate shall be discharged to the exterior in an appropriate manner. No air from the house HVAC system shall be discharged to or mixed with crawl space air.
- ALTERNATIVE to #19: A whole-house mechanical dehumidification system shall be installed to control humidity levels in the living space. This system must be capable of bringing fresh air into the house, and maintaining the house at or below 50% RH all year. House air shall be discharged into the crawl space at a rate of 50-100 CFM, but not more than the fresh air capacity of the dehumidifier and any other house ventilation system. Crawl space air is not to be returned to the house.
- The insulated, vapor-retarded foundation wall shall be essentially in vertical alignment with the insulated above-grade walls of the living area. Where a deck, porch or similar entity exists within the footprint of the primary foundation wall such that it creates an un-insulated interface between the crawl space and the exterior, an interior air-tight, vapor-retarded, insulated pseudo-foundation wall will be added under the above-grade walls of the adjoining living area. (I.E. The insulated foundation wall is to be directly underneath the insulated wall of the living space directly above it.)

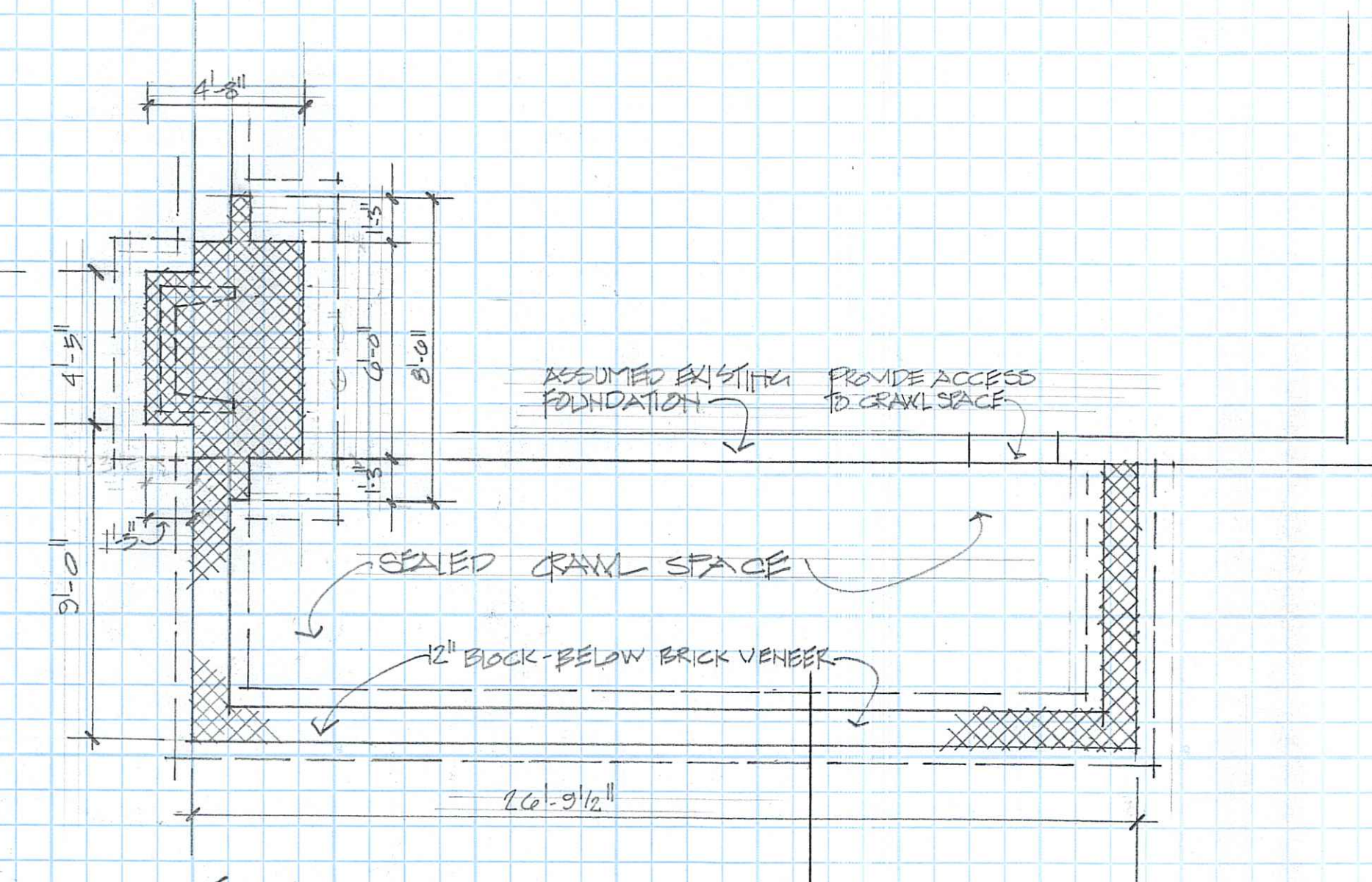
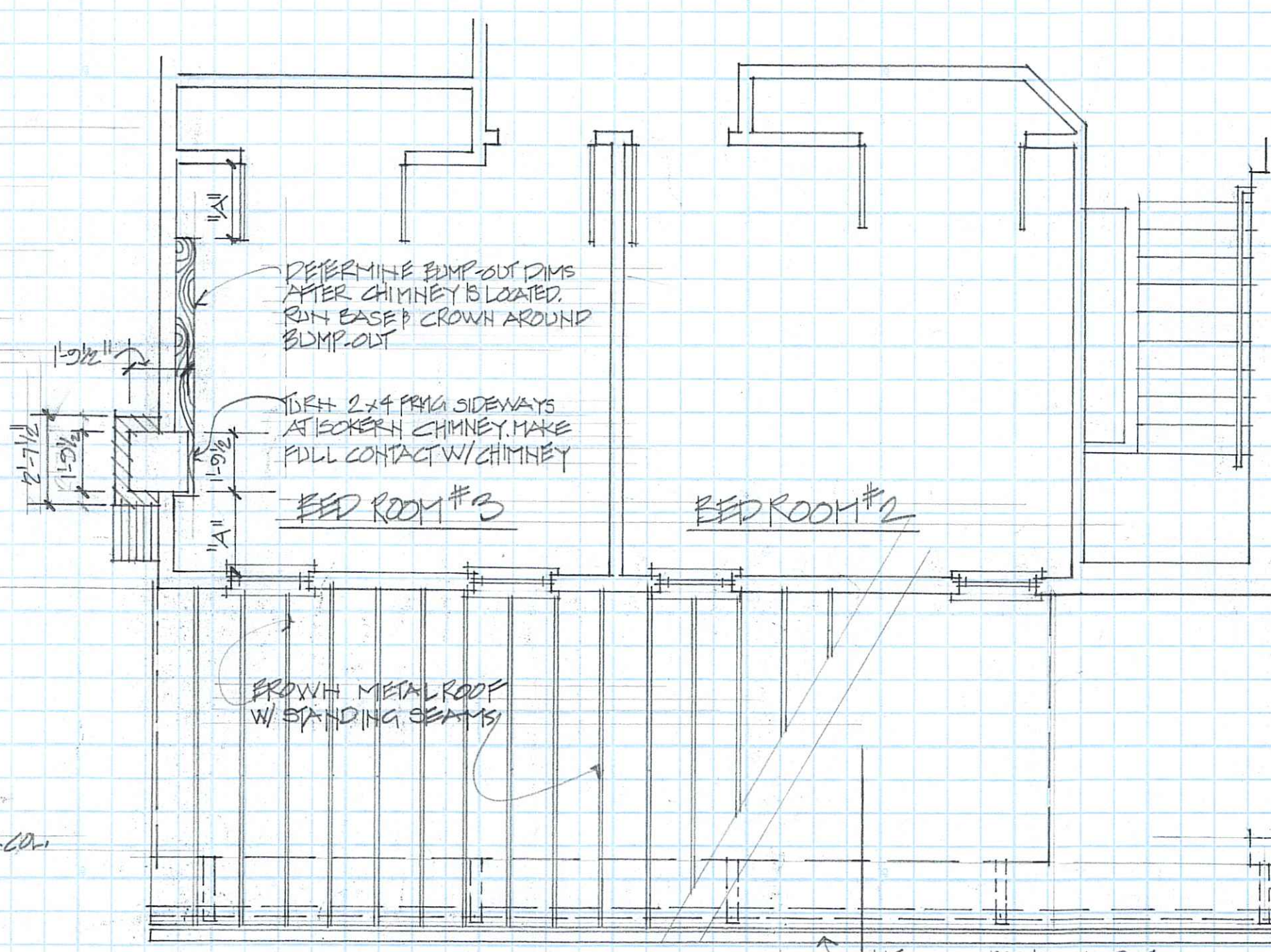


Instructions to Bidders

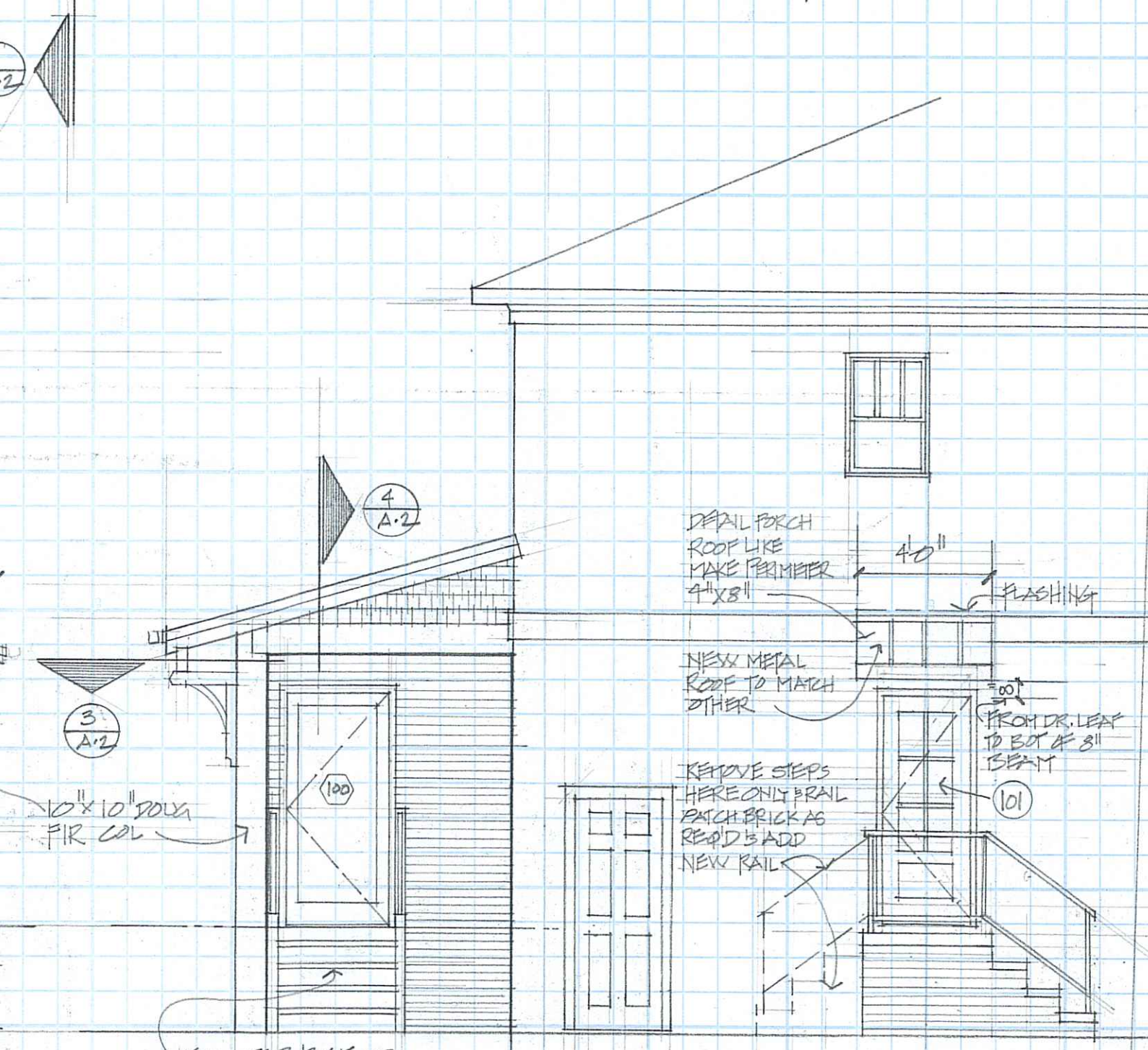
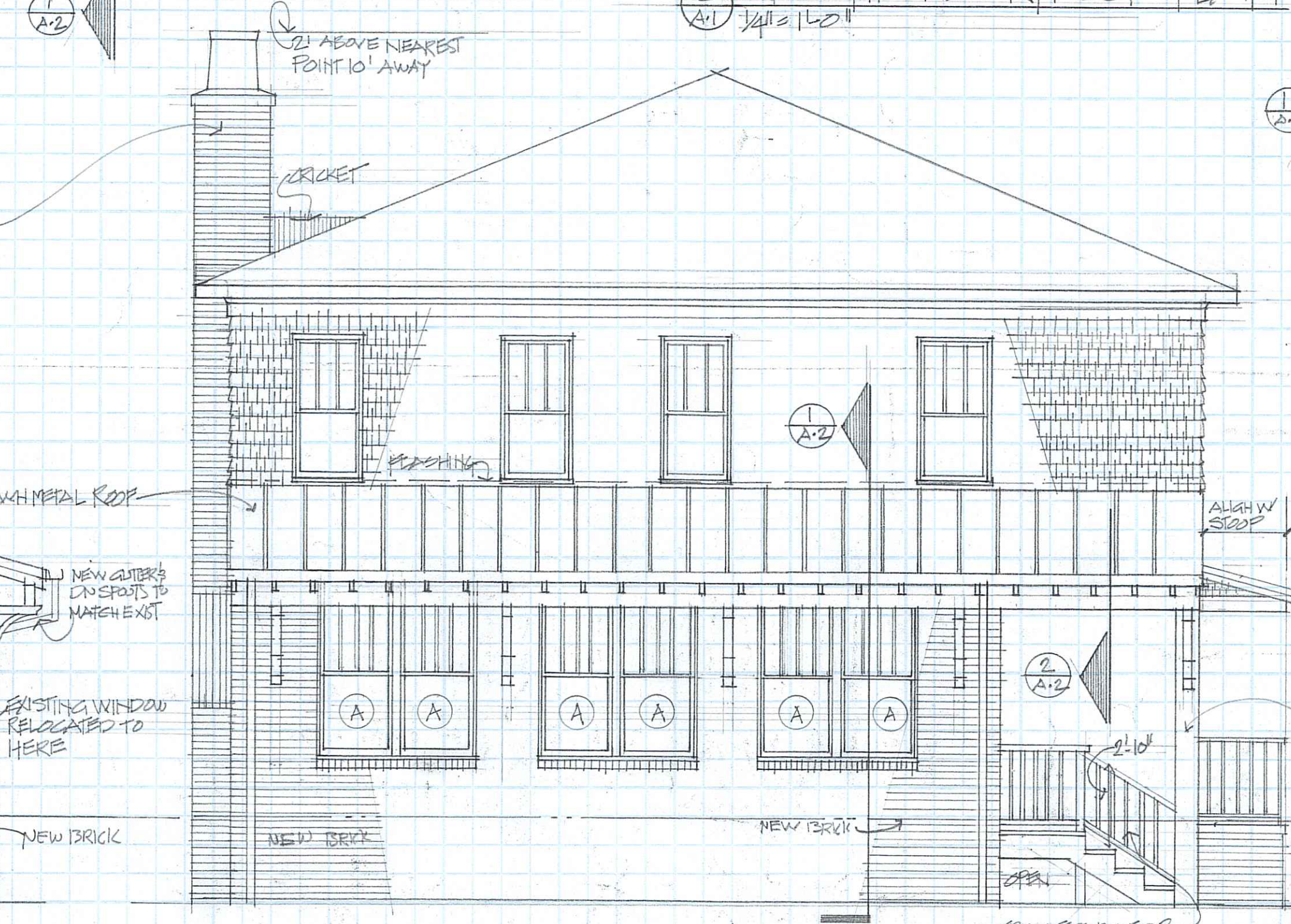
- Bidders must use a line-item format. Lump sum bids will be rejected.
- Examine drawings carefully. Any errors or inconsistencies should be reported to architect at 704.575.0260.
- Contract type to be discussed with client directly.
- Alternates are welcome but must be broken out as such.
- This set does not include structural drawings, notes, or specs. Bidders must anticipate the usual structural items found in a residential project. Note the large beam required where wall is to be removed at Great Room.
- Assume at least 12 recessed down lights at Great Room. These should match existing, if possible. At Bar assume under cabinet lighting, top lighting at cabinets to shine through glass shelves, and at least one recessed fixture located at apex of arch. All lighting at Great Room and bar shall be on dimmers.
- This project uses an Isokern fireplace. Contact the local rep: Scott Hyland at 704.309.8428 in preparing this bid. Show him these drawings to avoid any misunderstandings.
- Bids are due by 2 PM on Tuesday, May 8, 2012. E-mail them to client (mike@hypernetconsulting.com) and architect (irte.frank@gmail.com).

FOR PRICING ONLY

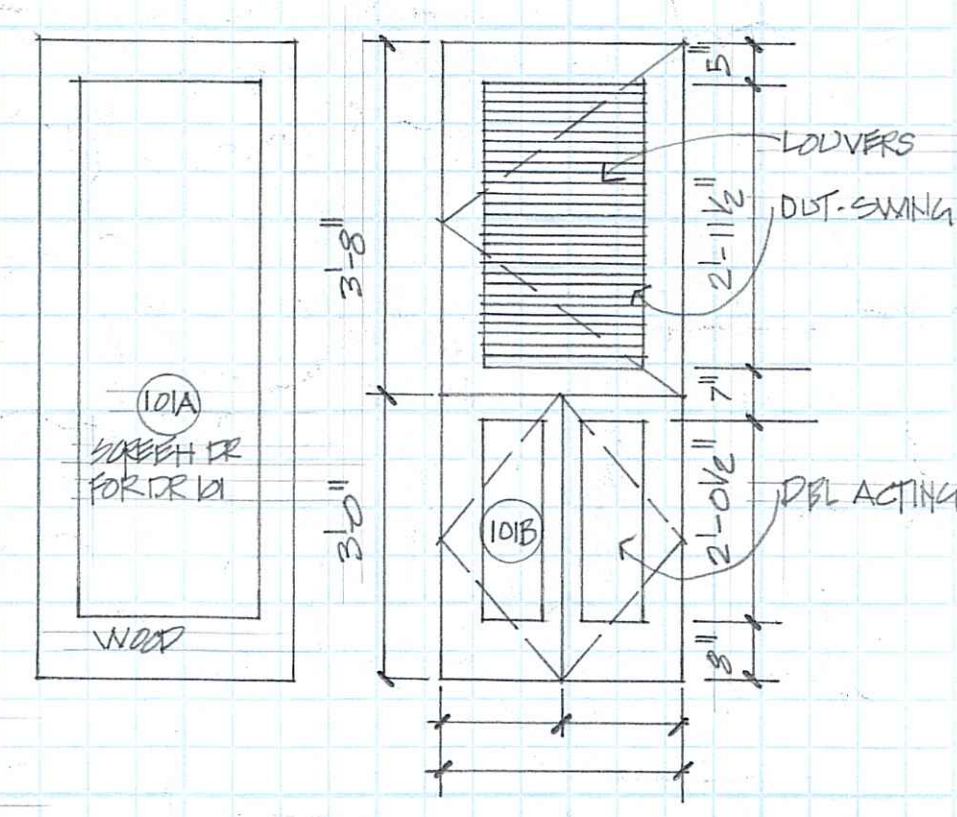
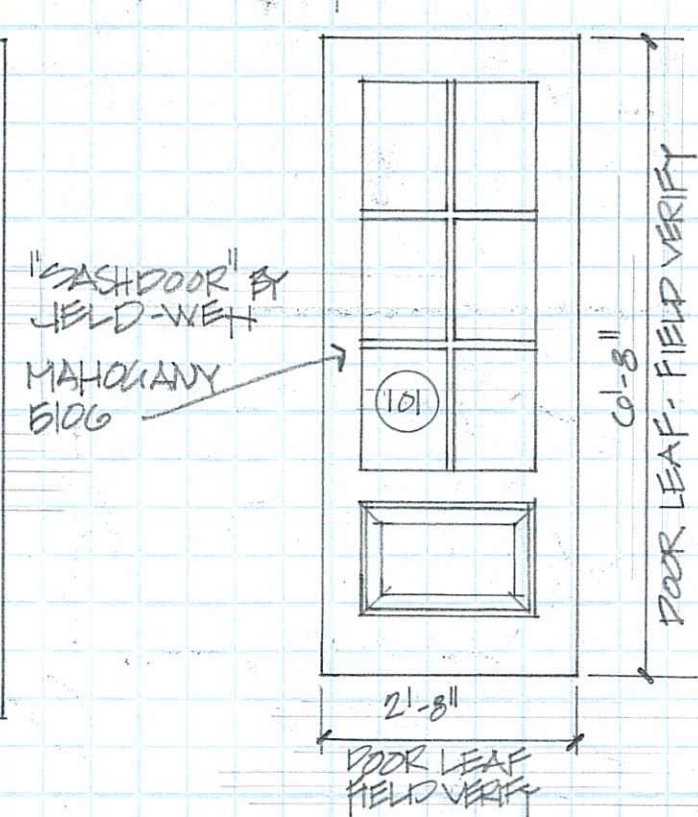
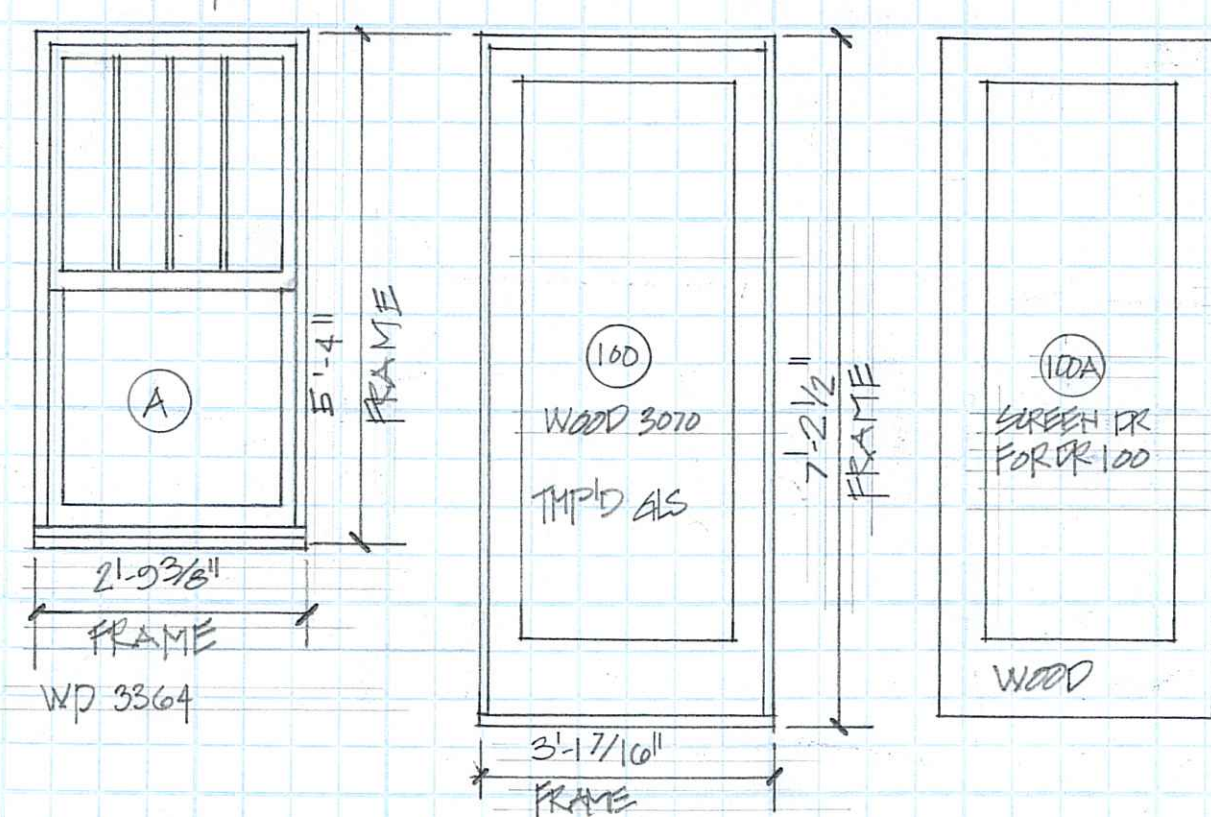
GLASER RESIDENCE CHARLOTTE, NC.	
FRANK IRETE, ARCHITECT 1572 PECAN AVE, CHARLOTTE NC	C1
	4.20.12



② SECOND FLOOR ROOF PLAN



5 REAR ELEVATION



DOOR/WINDOW SCHEDULE

ALL WINDOWS & EXTER DOORS/SCREENS BY JED-WEN
JED-WEN TO DETERMINE LOCATION OF IMPD GL
JED-WEN TO SUPPLY SHOP DRAWING
ALL GLAZES TO BE INSULATED & LOW E
ALL EXTER DRS TO BE FULLY WEATHER STRIPPED
ALL WINDOWS TO HAVE SCREENS
HIGHER DOORS TO BE 1 3/8" POLYCAR

FOR PRICING ONLY

GLASER RESIDENCE
CHARLOTTE, NC.

FRANK IRETE ARCHITECT
1572 PEGAN AVE. CHARLOTTE NC

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Charlotte Historic District Commission - Case 2011--064

