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<b>ADDRESS OF PROPERTY:</b>	1915 Springdale Avenue, <i>Dilworth Local Historic District</i>	<i>HDC 2012-089</i>
<b>SUMMARY OF REQUEST:</b>	Renovation/Addition	
<b>OWNER:</b>	<i>TPM Properties</i>	
<b>APPLICANT:</b>	<i>Thomas &amp; Carrie Miller</i>	

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**Details of Proposed Request**

The proposal is to finish a long ago started renovation. This c. 1915 house is identified as Contributing in the Dilworth National Register Survey. It is one of four nearly identical houses making up this block of Springdale Avenue. A renovation begun a number of years ago with several false starts. It has been open and unfinished for years. This application is to finish it off. Accurate “as is” plans with the proposed details have been submitted. The Commission Approved In Concept the finishing of this renovation. Still to be considered for final approval are plans which show: fenestration with a rhythm on the left and right elevations which relate to the original house, redesigned columns, parge on block will be uniform in color to existing brick, appropriate details – with pictures or/and drawings.

**Relevant HDC Design Guidelines**

- Additions
- Materials
- Windows and Doors

**Staff Analysis**

Commission will determine if any changes are warranted and if the plans accurately show the existing and the proposed.

HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>d. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>e. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>f. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>g. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>h. Context</b>	<i>the overall relationship of the project to its surroundings</i>



# Charlotte Historic District Commission - Case 2012-089



- 1915 Springdale Av
- Property Lines
- Building Footprints
- Dilworth Local Historic District

July 3, 2012





ORIGINAL 1915



1916



AS-BUILT 1915

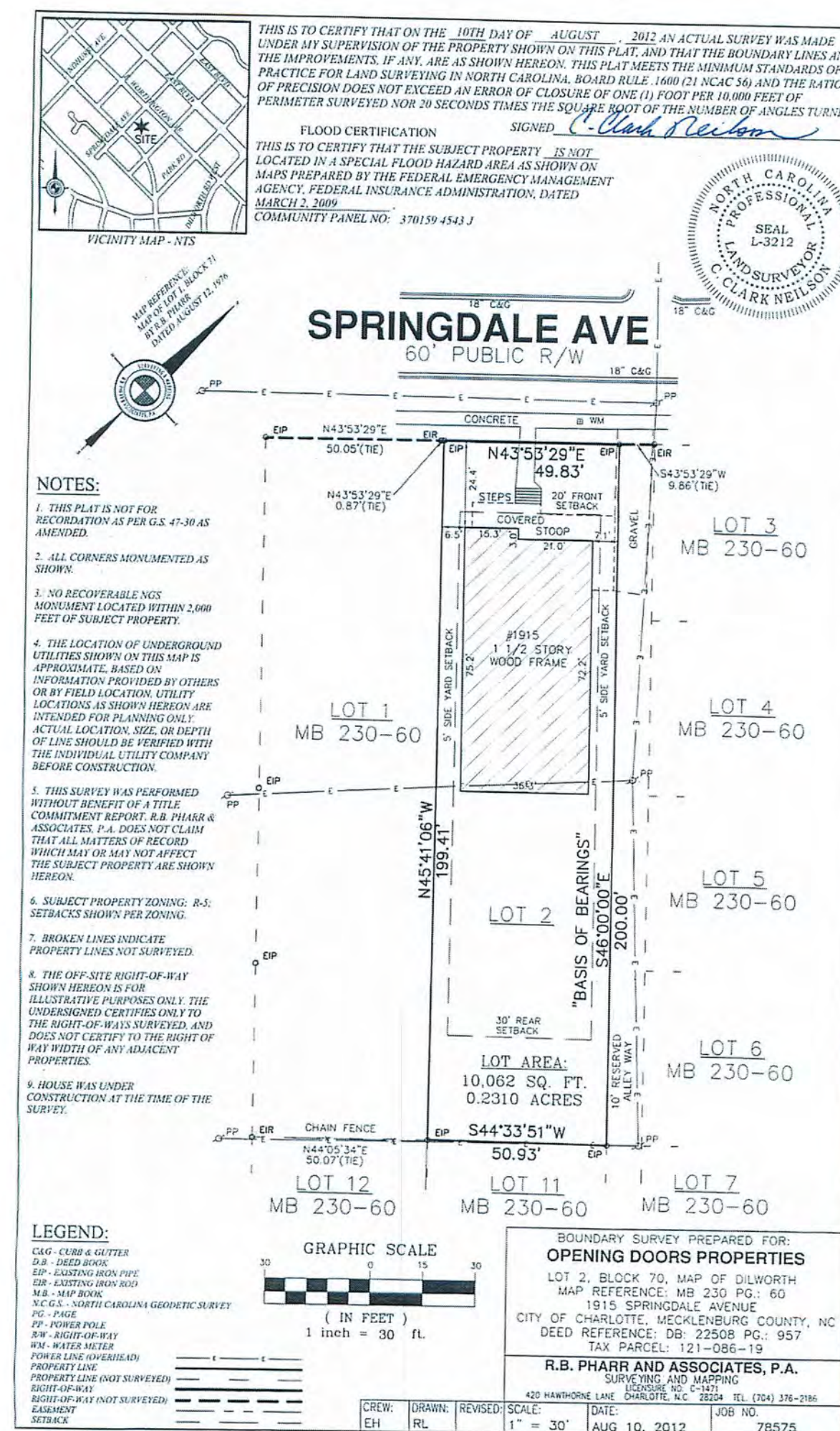
SPRINGDALE AVE



1912



1919





Drawings, specifications and related items are, and remain the property of the designer. The client's right is conditional and limited for a one-time use, to construct a single project on the specific property, as stated herein. The drawings are not to be used for any other project, in whole or in part, without the written consent of the designer. Plans may not be reproduced in any manner for any purpose without written consent of the designer.

To the best of his knowledge, the designer has prepared these plans to comply with the client's specifications and local building codes in effect at the time. Although every reasonable effort has been made to avoid errors, omissions, and mistakes, the contractor and/or client shall verify all conditions, dimensions, details, and specifications. The designer will not be liable for human error after construction begins.

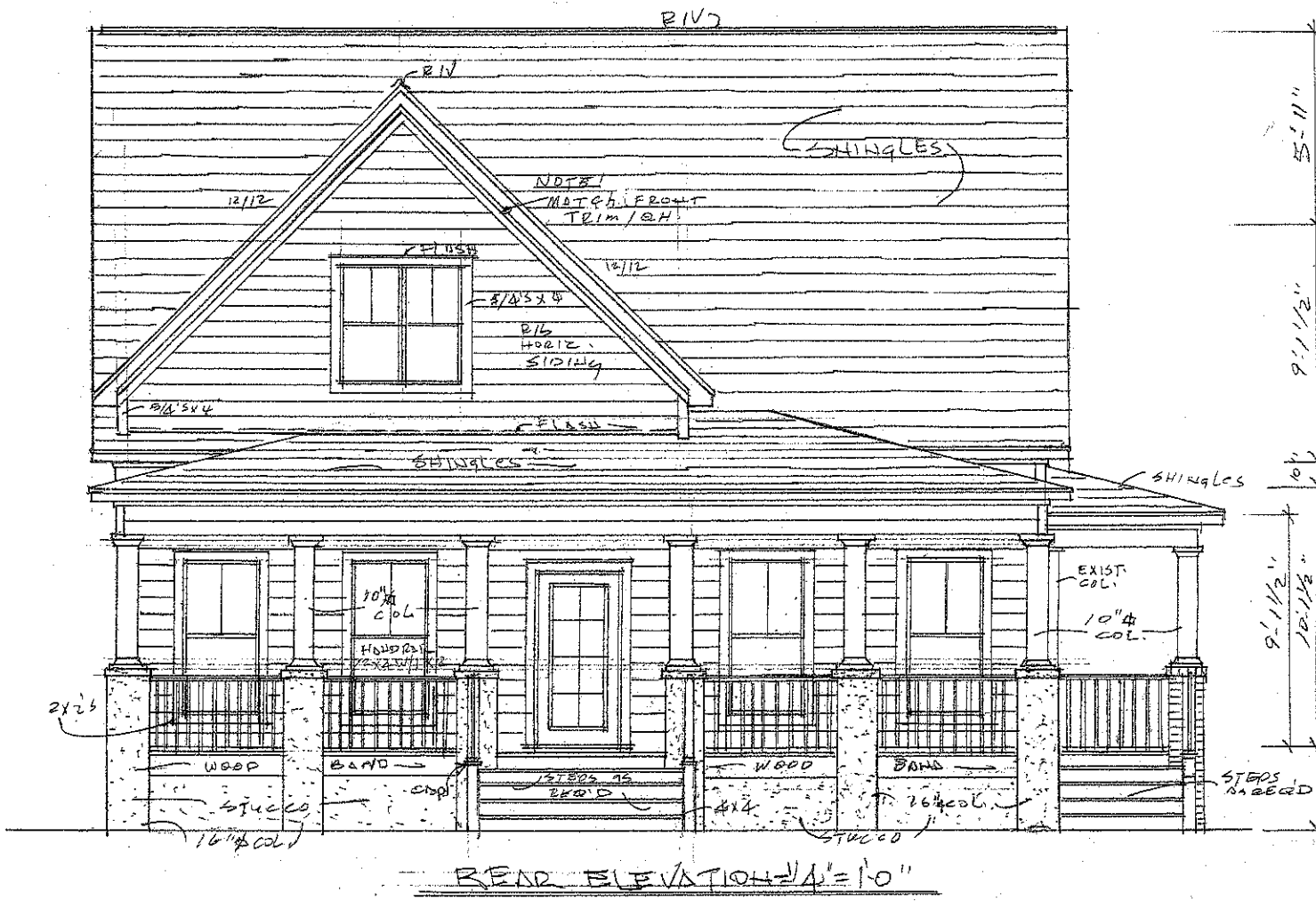
**Leo A. Kirkman**  
residential design  
704-438-3332 office  
5221 monticello road  
charlotte, north carolina 28205

DATE	REVISIONS
9/13/12	
DRAWN BY	CHK
CHECK BY	

**SHEET DESCRIPTION**  
ELEVATIONS

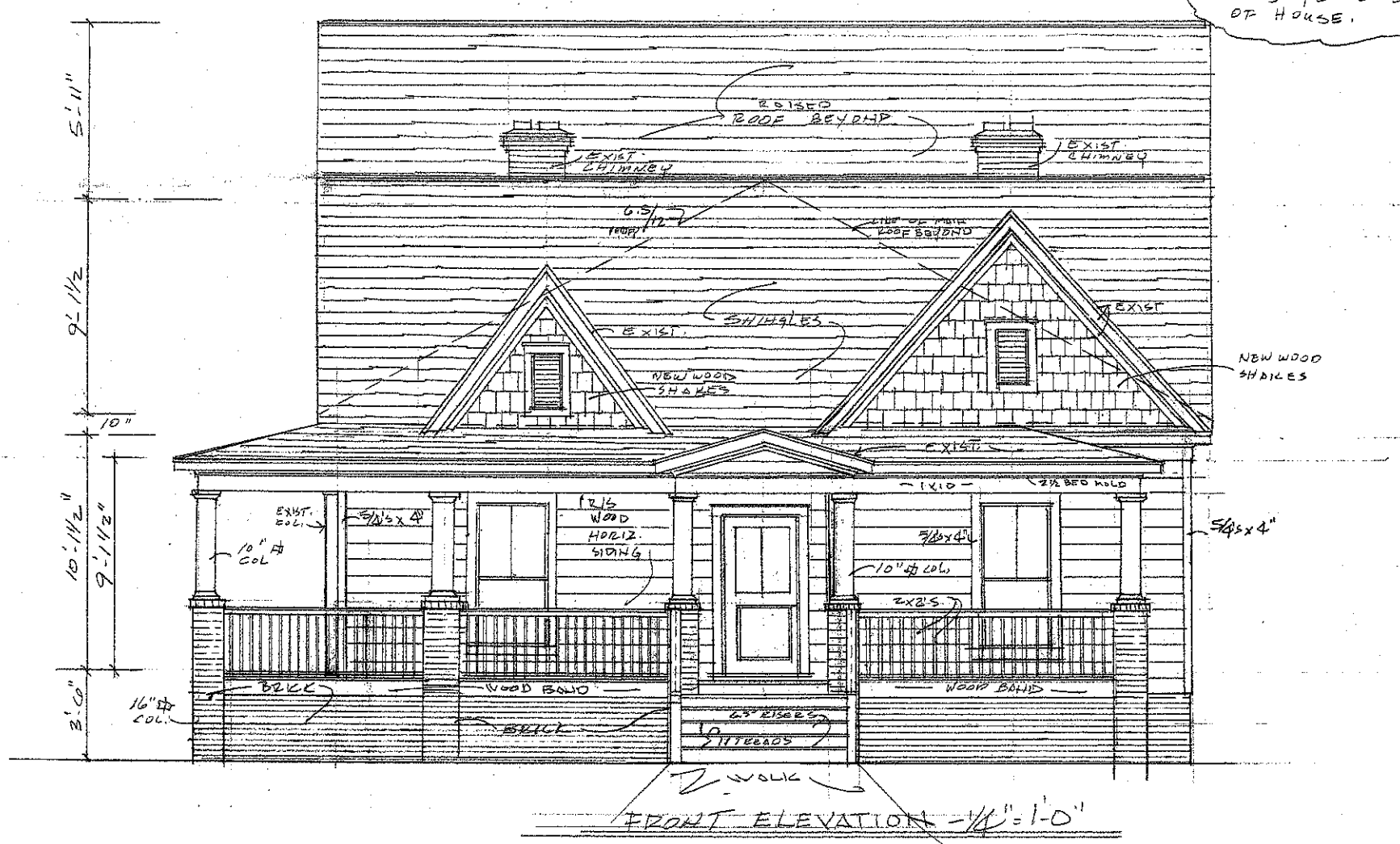
**PROJECT NAME**  
OPENING DOORS PROPERTIES  
1915 SPANGLER AVENUE  
CHARLOTTE NC

**SHEET**  
1/10

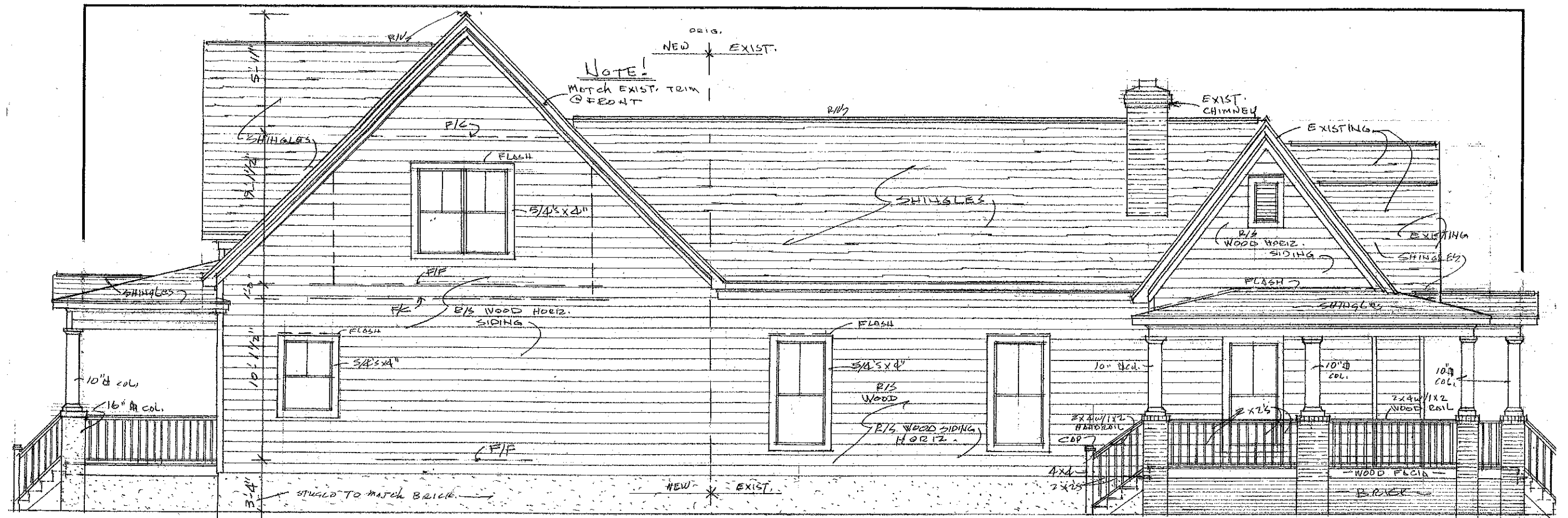


REAR ELEVATION - 1/4" = 1'-0"

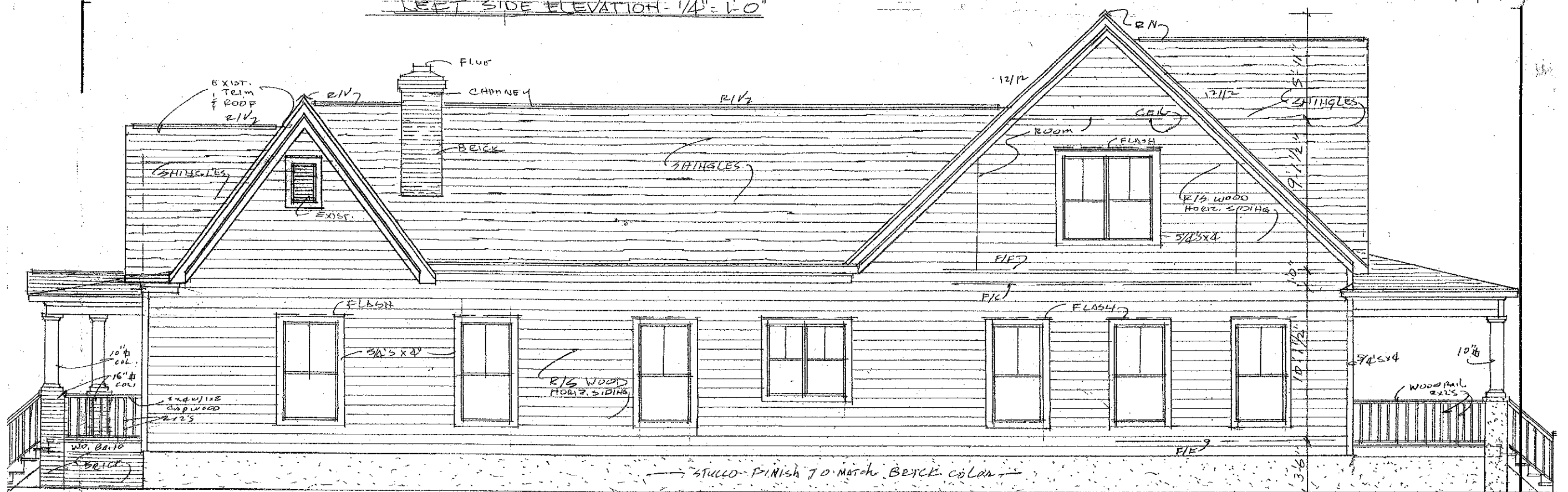
**NOTE!**  
MATCH FRONT TO OVERHALL & OTHER ITEMS TO ALL SIDES OF HOUSE.



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



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



RIGHT SIDE ELEVATION - 1/4" = 1'-0"

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Leo A. Kirkman

residential design

Telephone 704-538-2532 office  
5221 morrow road Charlotte, north carolina 28205



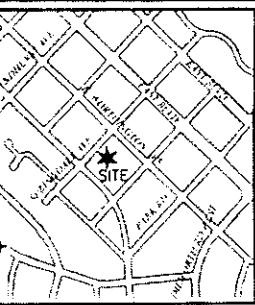
DATE	REVISIONS
9/13/12	

DATE: 9/13/12  
DRAWN BY: JHK  
CHECK BY:

SHEET DESCRIPTION  
ELEVATIONS

PROJECT NAME  
OPENING DOORS PROPERTIES  
1915 SPRINGDALE AVENUE  
CHARLOTTE, N.C.

SHEET  
2  
OF 4

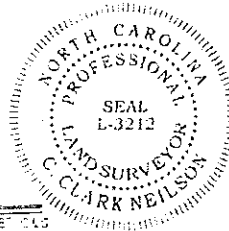


THIS IS TO CERTIFY THAT ON THE 10TH DAY OF AUGUST 2012 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

#### FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.  
COMMUNITY PANEL NO. 170159 4543 J

SIGNED *C. Clark Neilson*



## SPRINGDALE AVE

60' PUBLIC R/W

#### NOTES:

THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

ALL CORNERS MONUMENTED AS SHOWN.

NO RECOVERABLE NGPS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS. FIELD LOCATION, UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF UTILITIES SHOULD BE VERIFIED WITH AN INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

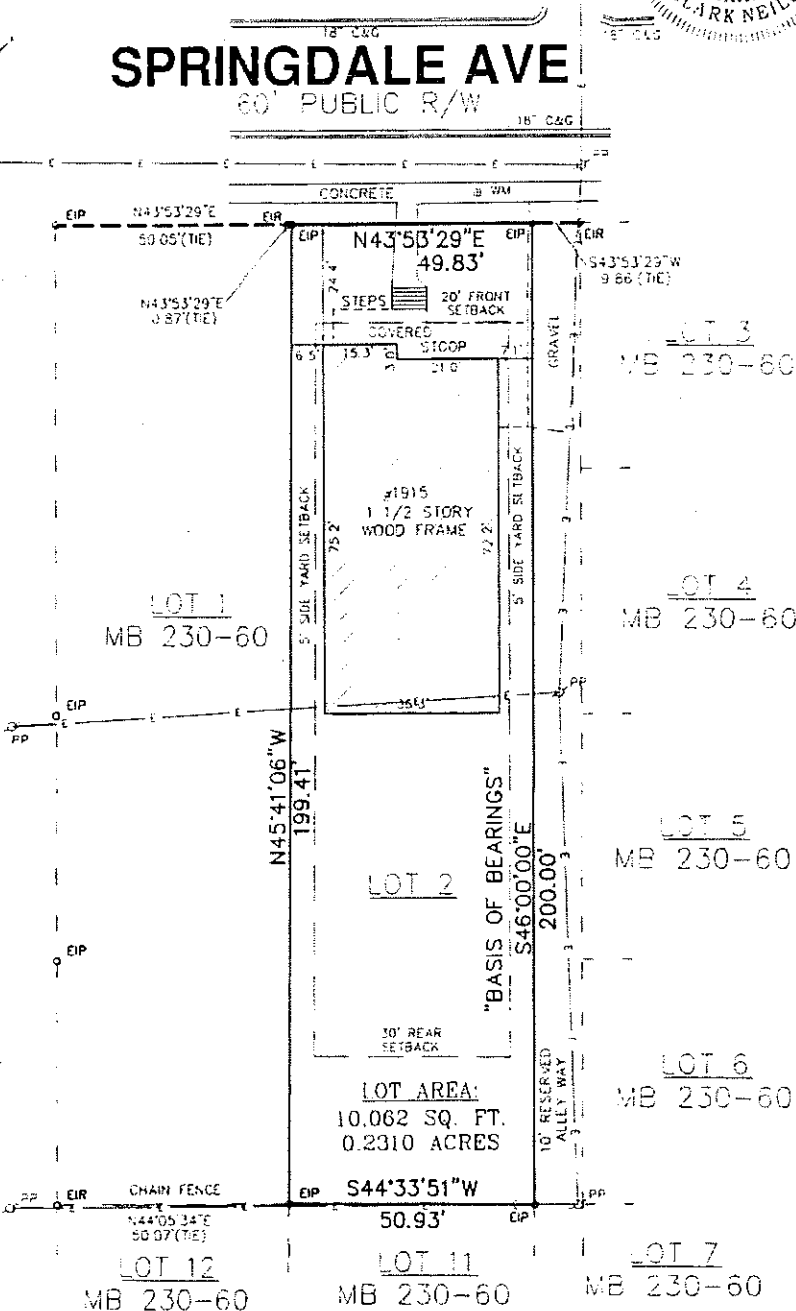
THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

SUBJECT PROPERTY ZONING: R-5. BACKS SHOWN PER ZONING.

BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY. THE SURVEY CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY OF ANY ADJACENT PROPERTIES.

HOUSE WAS UNDER CONSTRUCTION AT THE TIME OF THE SURVEY.



#### LEGEND:

- G. CURB & GUTTER
- D. DEED BOOK
- E. EXISTING IRON PIPE
- R. EXISTING IRON ROD
- B. MIP BOOK
- C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- PAGE
- POWER POLE
- W. RIGHT-OF-WAY
- M. WATER METER
- D.W. EXISTING OVERHEAD
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK

#### GRAPHIC SCALE



( IN FEET )

1 inch = 30 ft.

#### BOUNDARY SURVEY PREPARED FOR: OPENING DOORS PROPERTIES

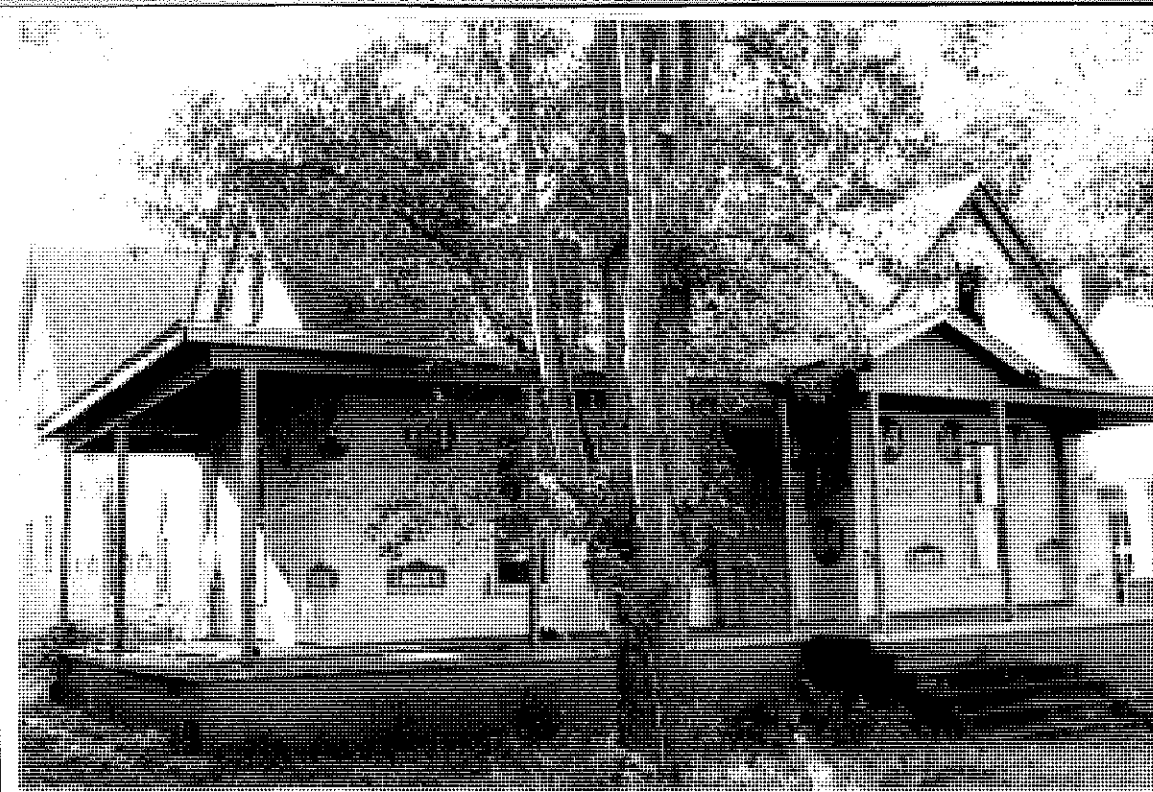
LOT 2, BLOCK 70, MAP OF DILWORTH  
MAP REFERENCE: MB 230 PG. 60  
1915 SPRINGDALE AVENUE  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DEED REFERENCE: DB: 22508 PG. 957  
TAX PARCEL: 121-086-19

#### R.B. PHARR AND ASSOCIATES, P.A.

SURVEYING AND MAPPING  
LICENSE NO. C-1471  
420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL. (704) 376-2186

CREW: EH	DRAWN: RL	REVISED:	SCALE: 1" = 30'	DATE: AUG 10, 2012	JOB NO. 78575
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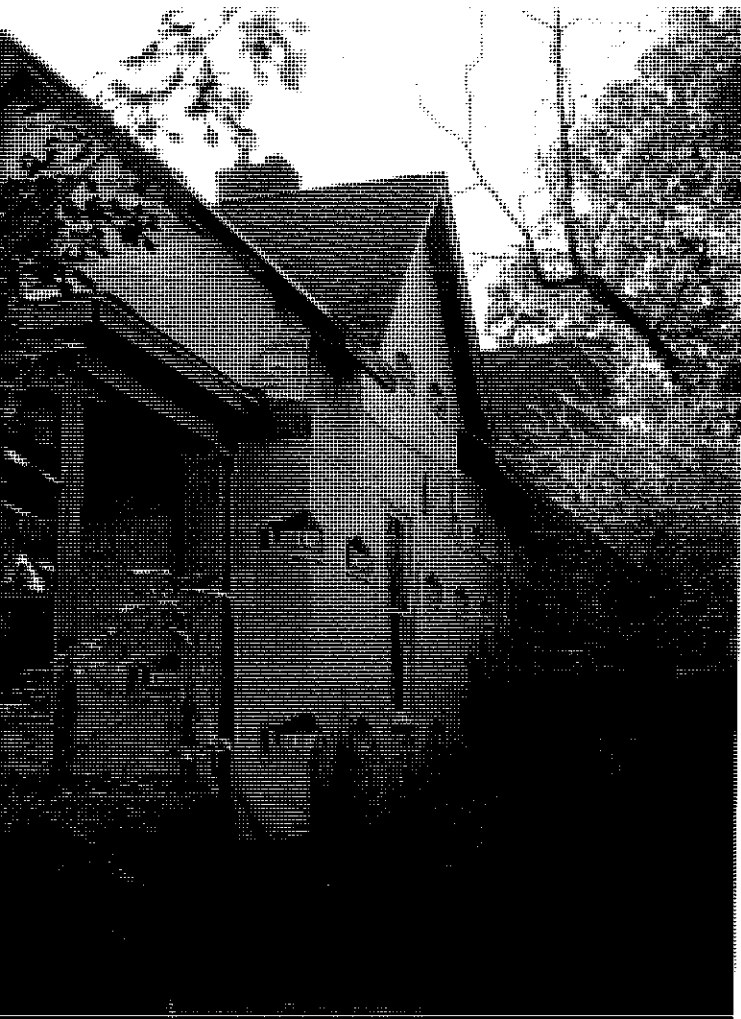


REAR  
→



←  
LEFT SIDE  
FROM FRONT

FRONT  
AS FRAMED PICTURES  
1915 SPRINGDALE AVENUE



←  
LEFT SIDE  
FROM REAR



FRONT  
→

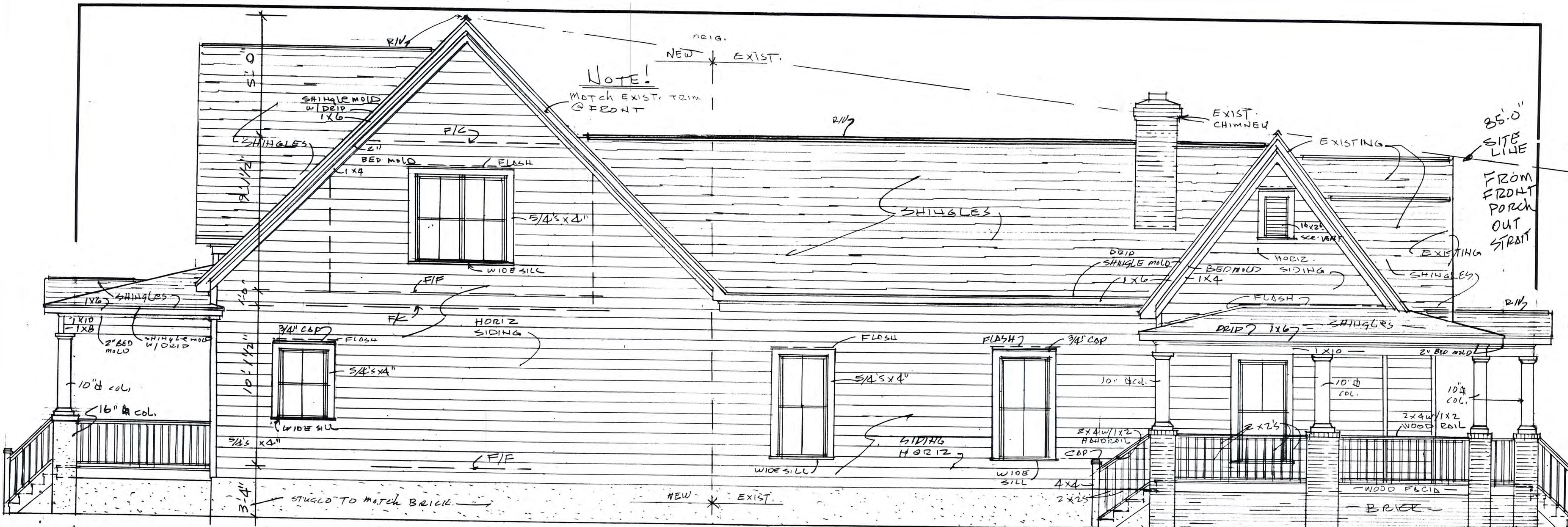


←  
LEFT SIDE  
FROM FRONT

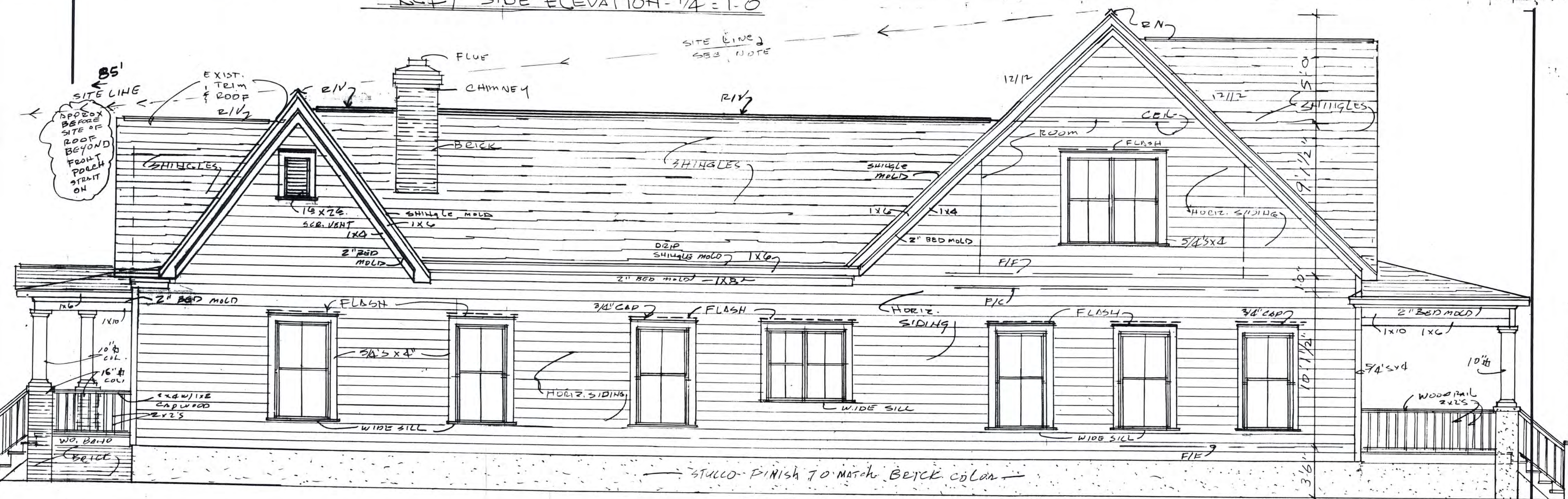


→  
RIGHT SIDE  
FROM FRONT





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



RIGHT SIDE ELEVATION - 1/4" = 1'-0"

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					DRAWN BY: J.H.K.			
					CHECK BY:			











