
ADDRESS OF PROPERTY:	2137 Charlotte Drive	<i>HDC 2012-171</i>
SUMMARY OF REQUEST:	Addition	
OWNERS:	Wyn Wheeler	

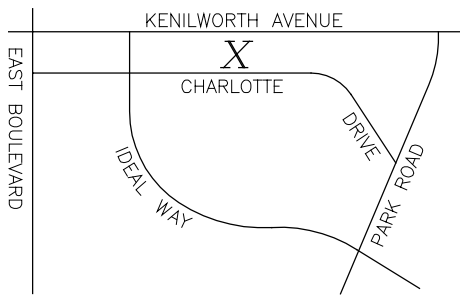
Details of Proposed Request: A renovation/addition includes raising the front roof plane, removing the pair of existing front dormers, creating a full front porch, a full second story for rear with side to side shed, new dormer centered over new entry element. Materials and details will match house. New style elements will be added. Window configuration will change.

Relevant HDC Design Guidelines:

- Additions
- Details



2137



I certify that this map was drawn under my supervision from an actual survey made under my supervision (record description recorded in Deed Book or Map Book as shown); that the boundaries not surveyed are indicated as drawn from information in Deed Books and Map Books as shown; that the ratio of precision is better than 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1800). This 13th day of November, 2012.

This survey does not benefit from a complete examination of title.

J. Martin Zoutewelle, PLS L-3498

KENILWORTH AVENUE

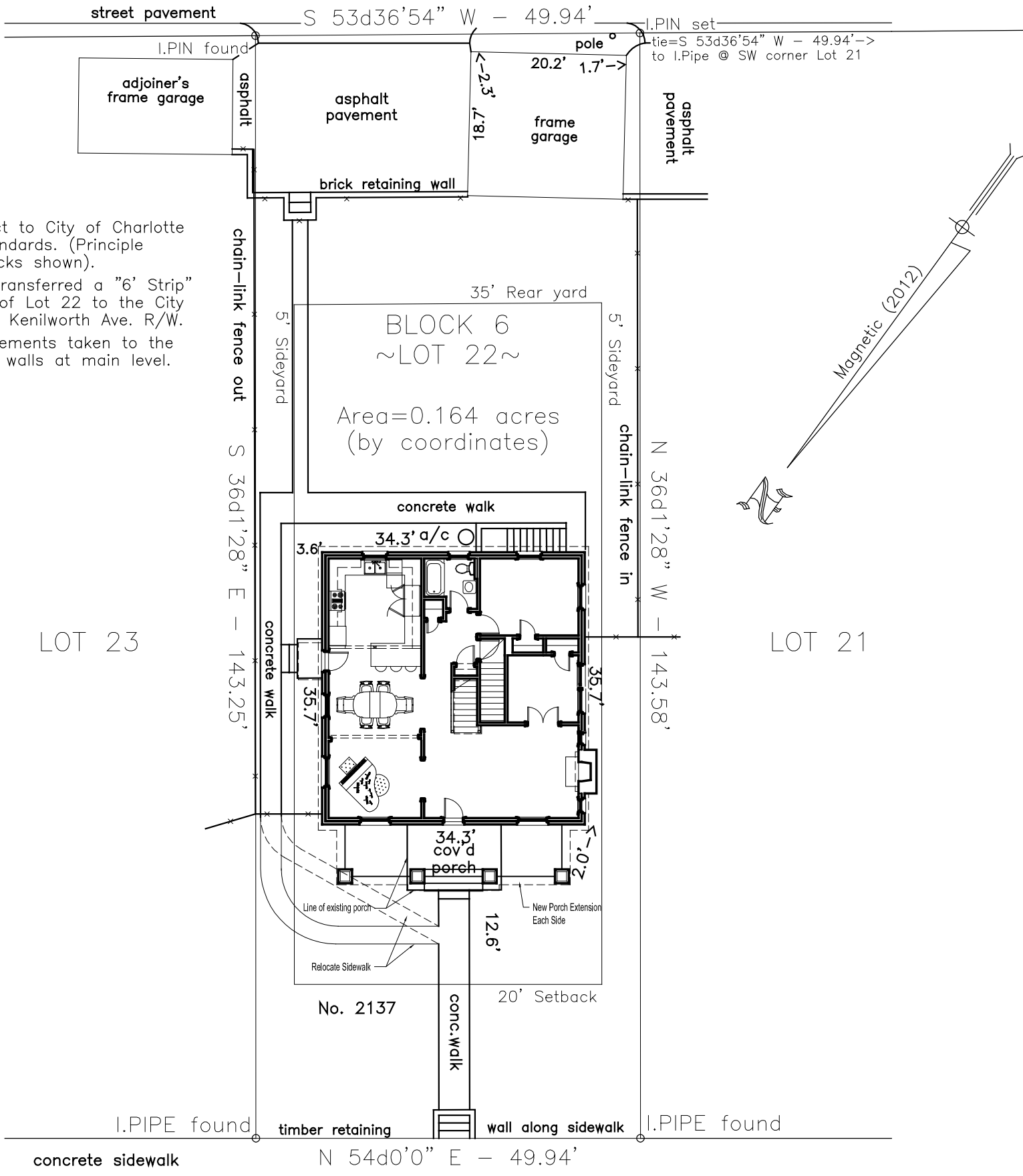
50' Public R/W (per Mecklenburg County Tax Map)

Notes:

Parcel is subject to City of Charlotte R-5 zoning standards. (Principle residence setbacks shown).

DB 2375-475 transferred a "6' Strip" along the rear of Lot 22 to the City of Charlotte for Kenilworth Ave. R/W.

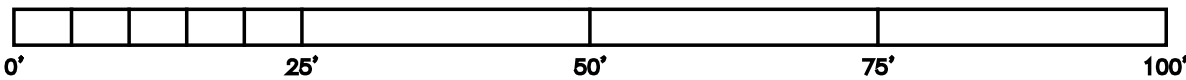
Building measurements taken to the outside building walls at main level.



CHARLOTTE DRIVE

50' Public R/W

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Part of LOT 22 BLOCK 6 of DILWORTH
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.

certified to:

OLWYN WHEELER

SITE PLAN

1"=20'

A100
Site Plan

Issued For: Owners Review
Date of Issue: November 21, 2012
Revisions:

Paul Poetzsch/Document/Elrod/AutoCAD/A100.dwg
Drawn By: PBP Checked By: PBP

Renovations and Additions For
Elrod / Wheeler Residence

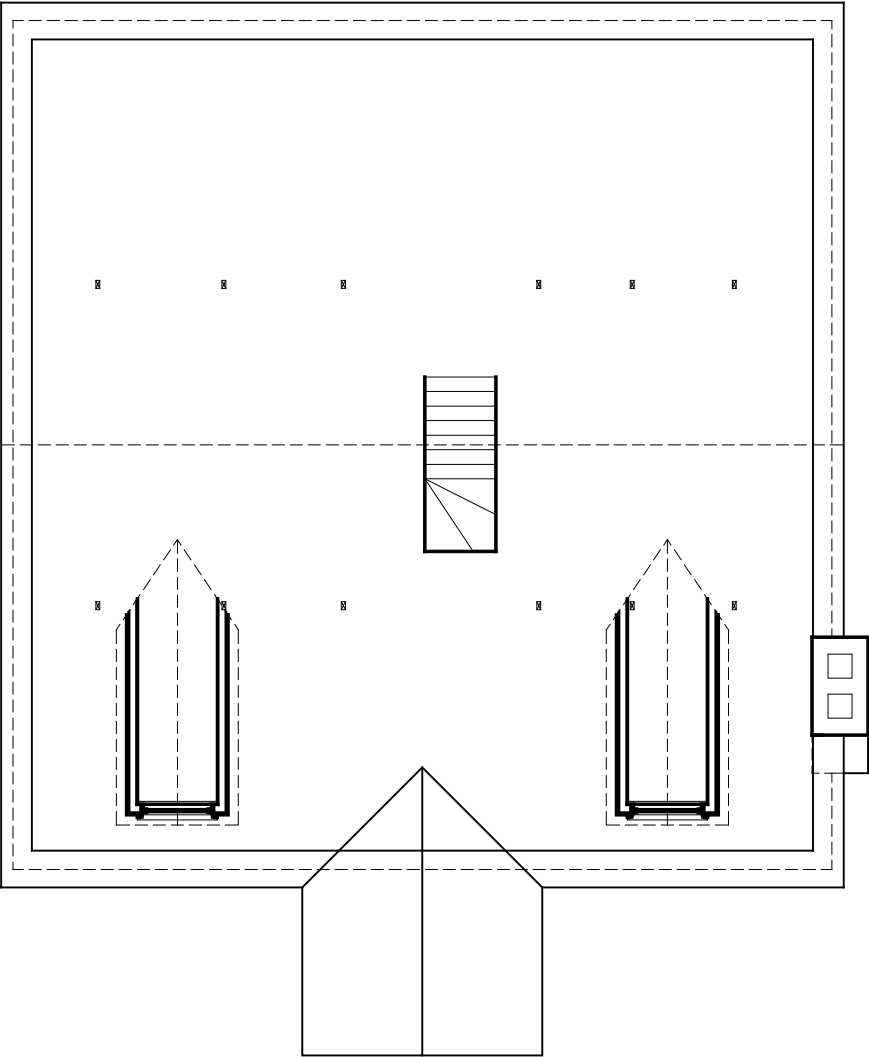
2137 Charlotte Drive, Dilworth, Charlotte, North Carolina



Poetzsch Architecture

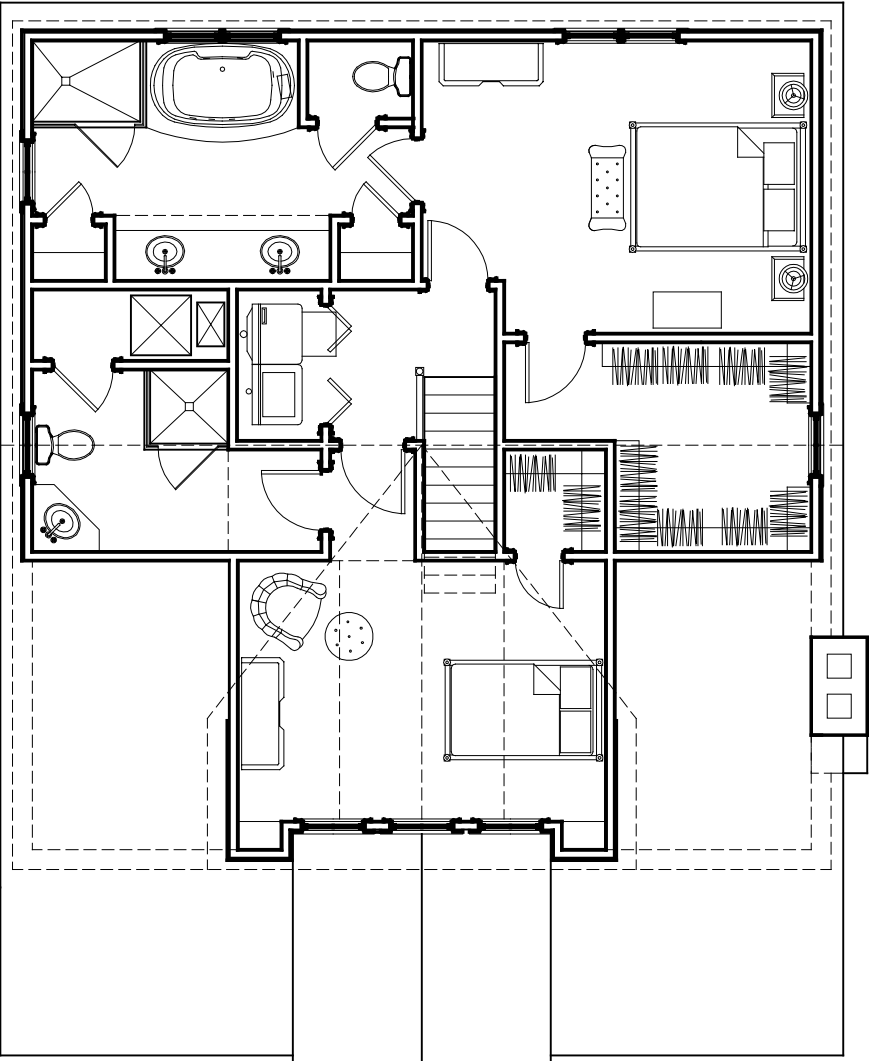
132 Cottage Place Charlotte, North Carolina 28207 704.372.1860

EXISTING ATTIC

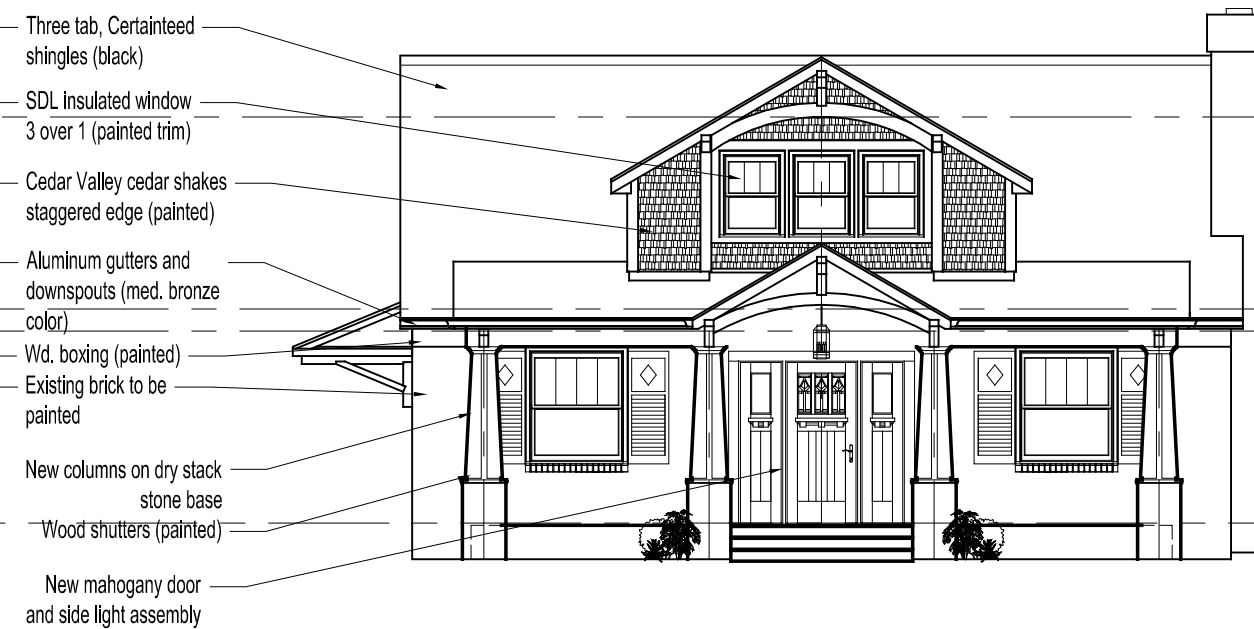
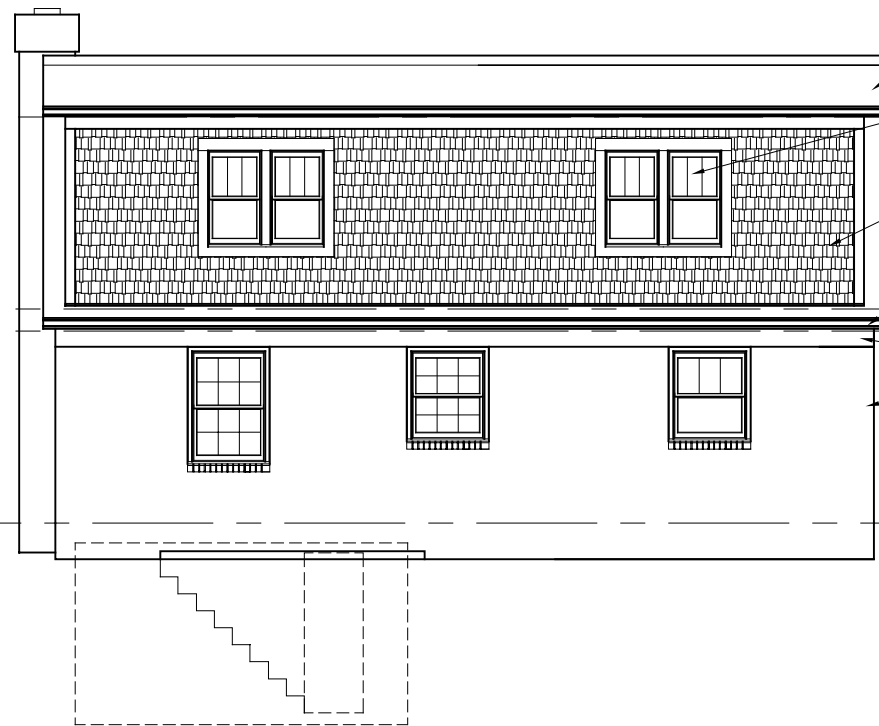
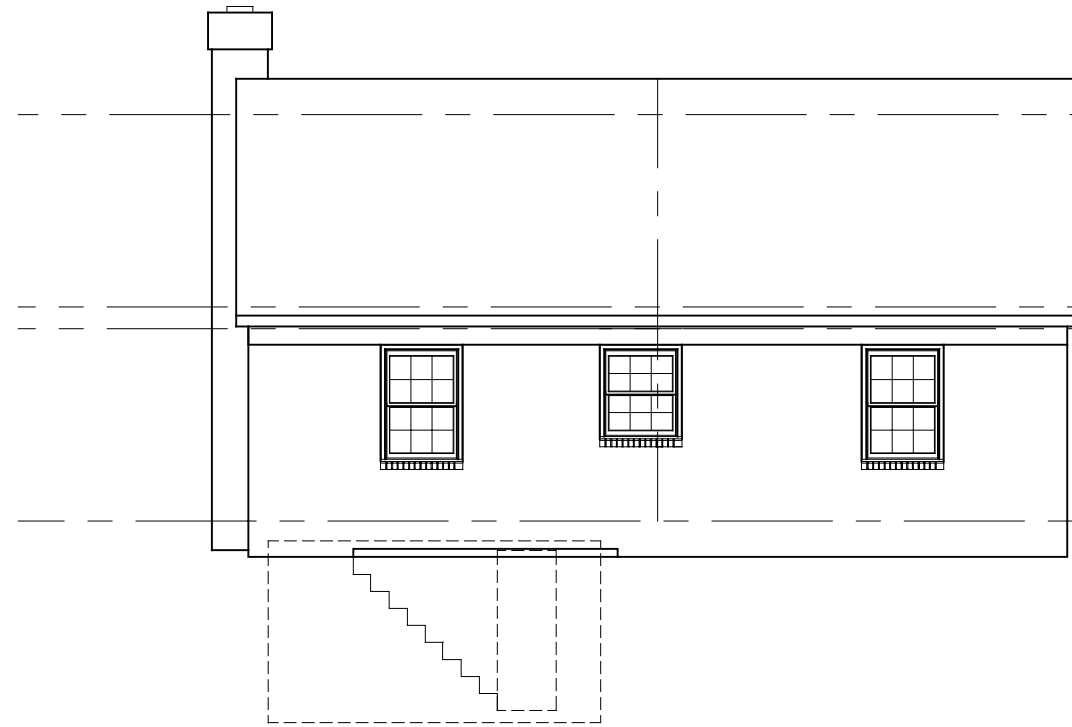


01
1/8"=0'

PROPOSED SECOND FLOOR



02
1/8"=1'-0'



01
1/8"=1'-0"

03
1/8"=1'-0"



EXISTING SIDE ELEVATION

02
1/8"=0'



EXISTING SIDE ELEVATION

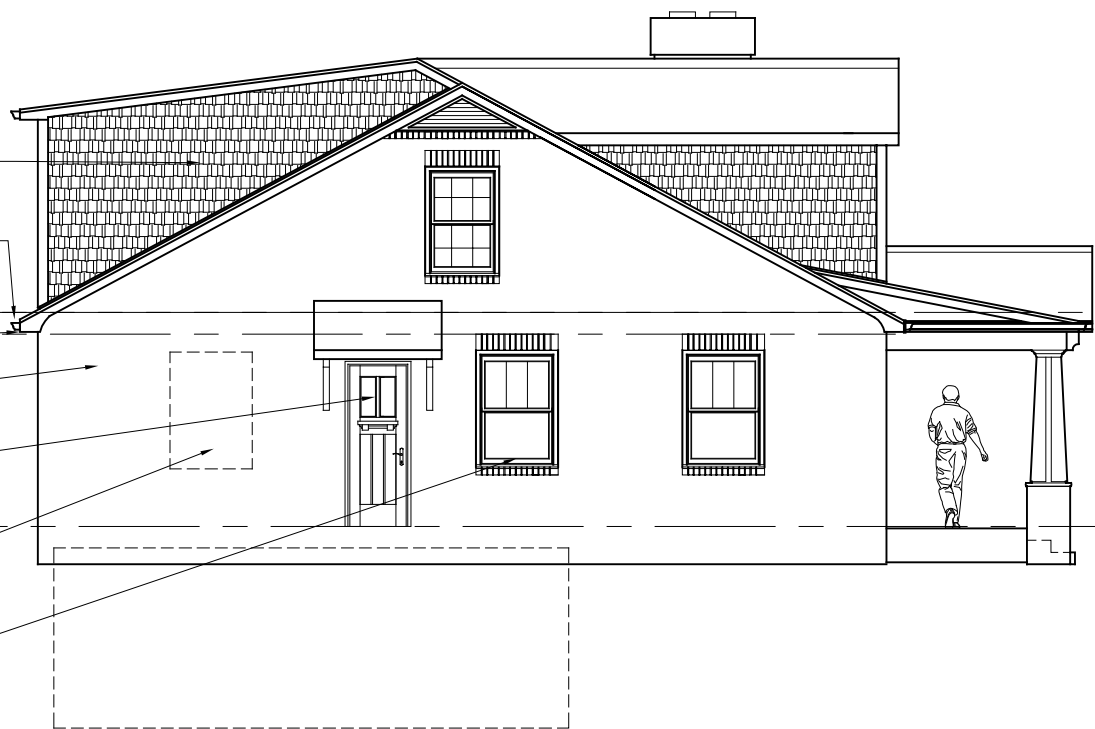
01
1/8"=1'-0'



PROPOSED SIDE ELEVATION

04
1/8"=0'

- Cedar Valley cedar shakes
staggered edge (painted)
- Aluminum gutters and
downspouts (med. bronze
color)
- Wd. boxing (painted)
- Existing brick to be
painted
- New door and door
cover assembly
- Remove existing
window and new
brick infill
- New window



PROPOSED SIDE ELEVATION

03
1/8"=1'-0'

Additional Information Regarding Wheeler/Elrod Renovation Project

Proposed project will serve to:

- Replace rotting upper dormers and expand to one central dormer to provide second floor living space on the front of the dwelling.
- Remove rear roof of house and replace with full dormer to provide second floor living space across rear of dwelling. Proposed design raises the height of the roof 12 inches in the rear only.
- Repair multiple areas of damaged masonry (additional pictures available upon request as collected for appraisal) on front, sides, and rear of house.
- Expand front porch from small concrete/brick chip slab to larger front porch to span front of house. This is the only portion of the proposal which increases the footprint of the house. Original gable design to be preserved through redesigned open gable with detailed woodwork and lighting, requiring patching of masonry with new brick to the peak of the gable.
- Replacement of current wooden front door with mahogany and glass front door and side lights to keep front entry visual space in scale with new larger upper dormer.
- Replacement of damaged front shutters.
- Removal of one window on side elevation to expand kitchen within the structure and patch of brick masonry.
- Repair and replacement of windows and rotting trimwork.

Regarding the above:

1. Due to the extent of masonry repair work needed, along with two larger areas of patching that are required, matching of 1940s masonry to current available brick products is not possible without obvious differentiation of old, repaired, and new areas. In order to preserve unity of the structure, we respectfully request to paint the masonry to yield a contiguous visual appearance from the street and marry the existing dwelling with the new improvements.
2. Windows to be replaced using a company who specializes in historic district renovations, with exterior permanently affixed mullions.
3. Requested streetscape with proposed plan inserted proved challenging to draw, as new rear dormer only viewable from the front as a 12 inch increase in roof height. Please advise if a method of illustrating this for the commission is desired. The renovations remain within the original footprint and scale of the existing structure, except for the expansion of the front porch (which safely remains within the setbacks).

All the above is respectfully submitted,
Wyn Wheeler

Charlotte Historic District Commission - Case 2012-171

