

April 18, 2013

ADDRESS OF PROPERTY:	<i>820 Brookside Avenue, Dilworth Local Historic District</i>	<i>HDC 2013-042</i>
SUMMARY OF REQUEST:	<i>Second Story Addition</i>	
OWNER:	<i>John Murchison</i>	
APPLICANT:	<i>Meredith and John Murchison</i>	

Details of Proposed Request Addition. T

This c. 1920 house has been converted from a duplex to a single family residence. It is located on the edge of the Dilworth Local Historic District. A cross gable addition will be added behind existing cross gable. The new gable will be higher. Cross gable addition will be in the back ½ of the house. Materials will match existing. Addition will not be substantially visible due to the nearness of adjacent houses and pushed back location of addition. This has been approved in a preliminary fashion by the State Historic Preservation Office for Preservation Tax Credits.

Relevant HDC Design Guidelines

- *Second Story Additions*

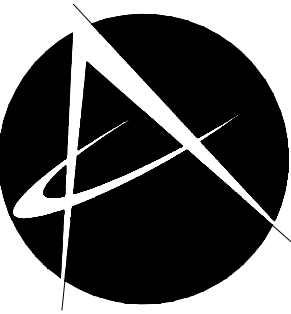
Staff Analysis

HDC will determine if they agree with SHPO that the massing and detailing of this addition are approvable.

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

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





McCLURE
NICHOLSON
MONTGOMERY

architects

2108 South Boulevard, Suite 110
Charlotte, N.C. 28203
Phone: 704.332.8783
Fax: 704.334.0282

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MURCHISON RESIDENCE
RENOVATIONS & ADDITIONS
820 BROOKSIDE AVE.
CHARLOTTE, NC

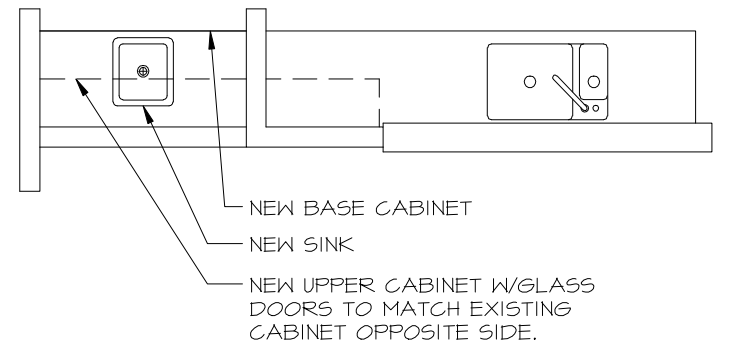
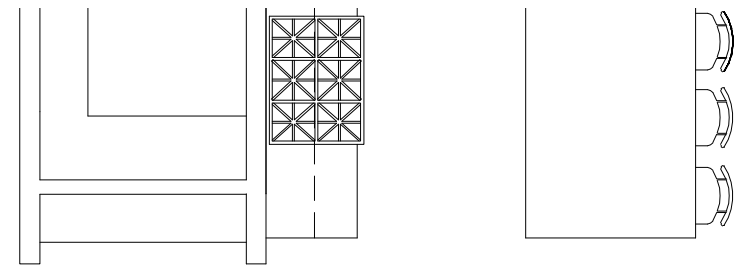
Project Number: 213-2006

ISSUE :
01.08.09 PRICING
10.06.10 OWNER REVIEW
12.14.10 BIDDING
08.10.11 BIDDING
03.12.13 OWNER REVIEW
03.14.13 HISTORIC REVIEW

REVISION

SHEET TITLE:
FLOOR PLANS

A.I.O



2 LOWER LEVEL @ BUTLERS PANTRY
SCALE: 1/4"=1'-0"

LEGEND

NEW BRICK VENEER

NEW STUD FRAMED WALL

EXSTING WALL TO REMAIN

TH. MARBLE THRESHOLDS

BUILDING SECTION

WALL SECTION

ELEVATION

DIMENSION TO FACE OF STUD U.N.O

DIMENSION TO CENTERLINE

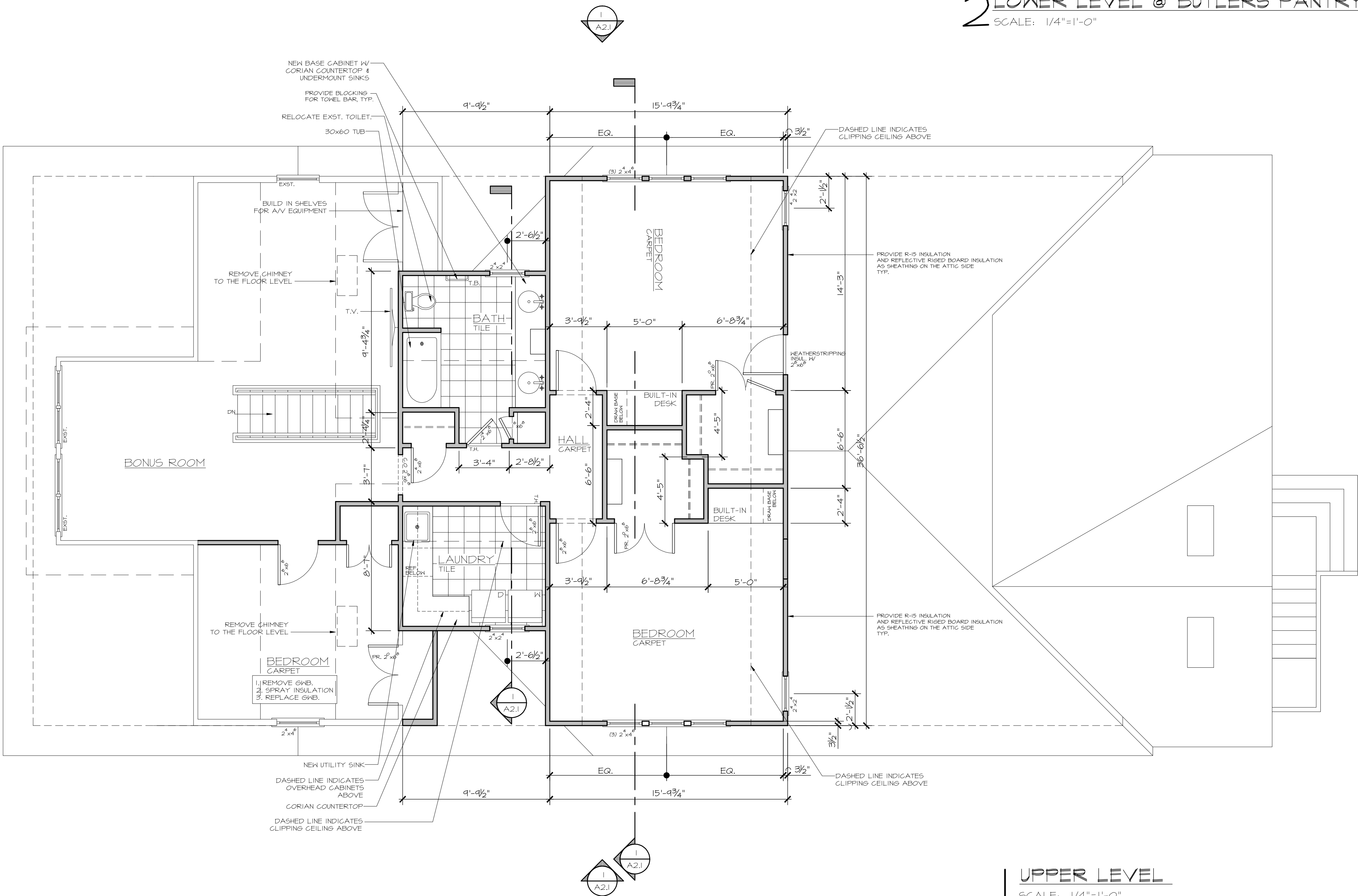
T.B. TOWEL BAR, PROVIDE BLOCKING

NOTE:

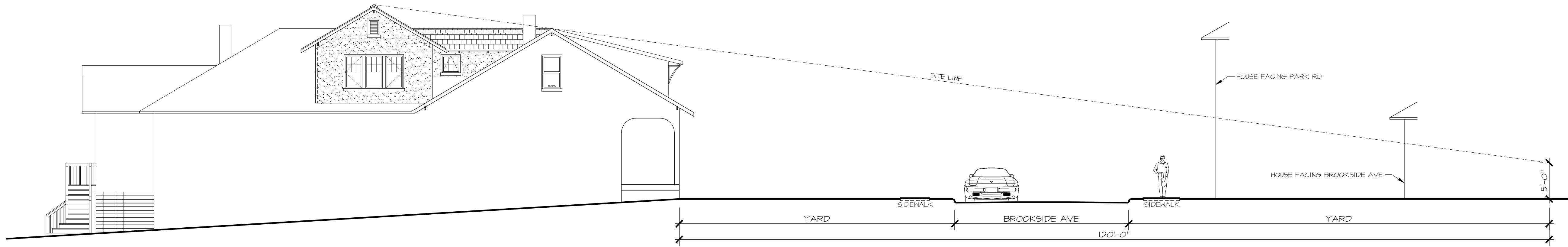
PATCH
HARDWOOD
FLOOR WHERE
NECESSARY.
SAND & REFINISH
EXST.
HARDWOOD
FLOOR.

NOTE:

CONTRACTOR
SHALL FIELD
VERIFY ALL
EXISTING
DIMENSIONS.
CONTACT
ARCHITECT IF
THERE ARE
DISCREPANCIES.



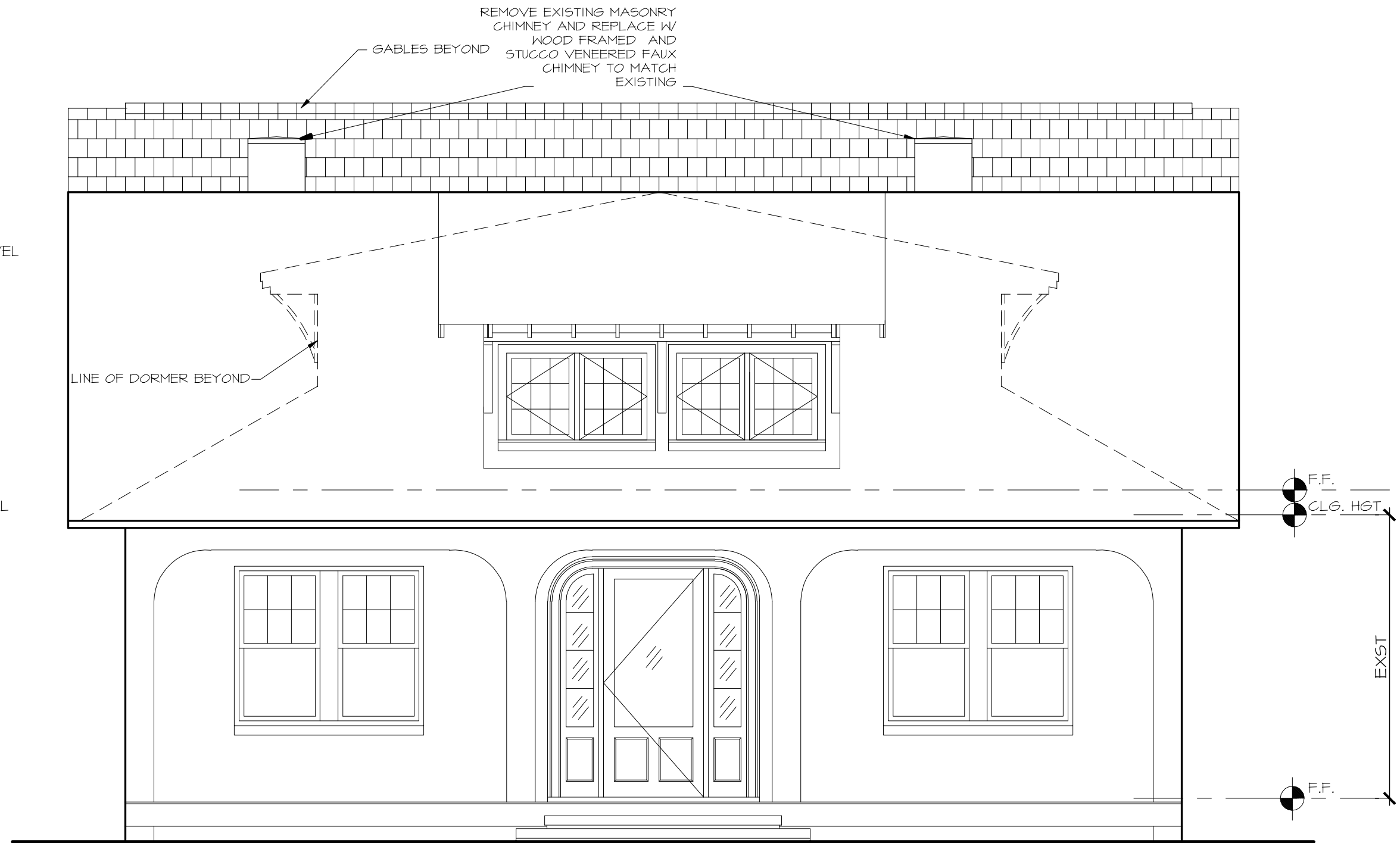
UPPER LEVEL
SCALE: 1/4"=1'-0"



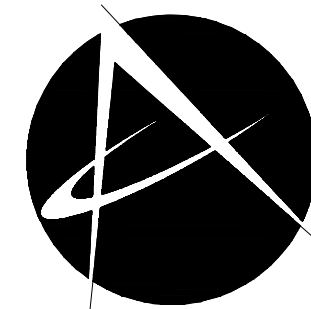
3 VISUAL PERSPECTIVE STUDY
SCALE: 1/8"=1'-0"



2 REAR ELEVATION
SCALE: 1/4"=1'-0"



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



**McCLURE
NICHOLSON
MONTGOMERY**
architects

2108 South Boulevard, Suite 110
Charlotte, N.C. 28203
Phone: 704.332.0783
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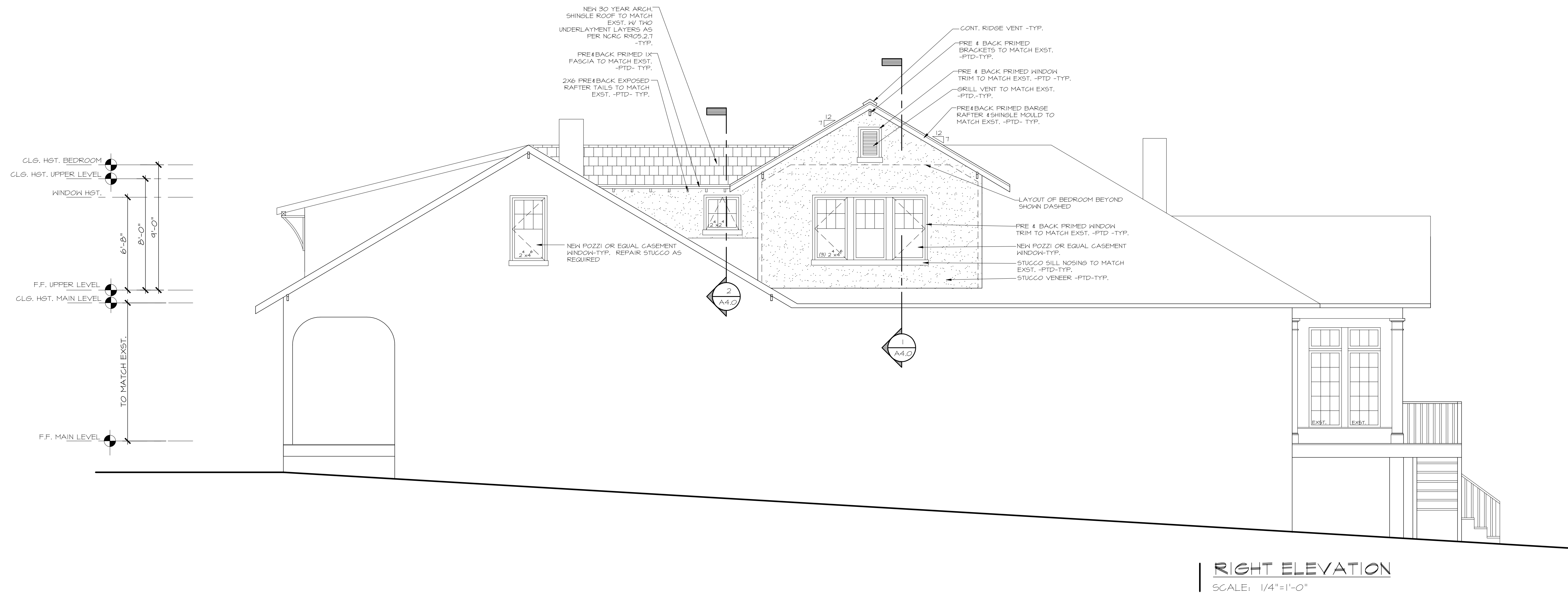
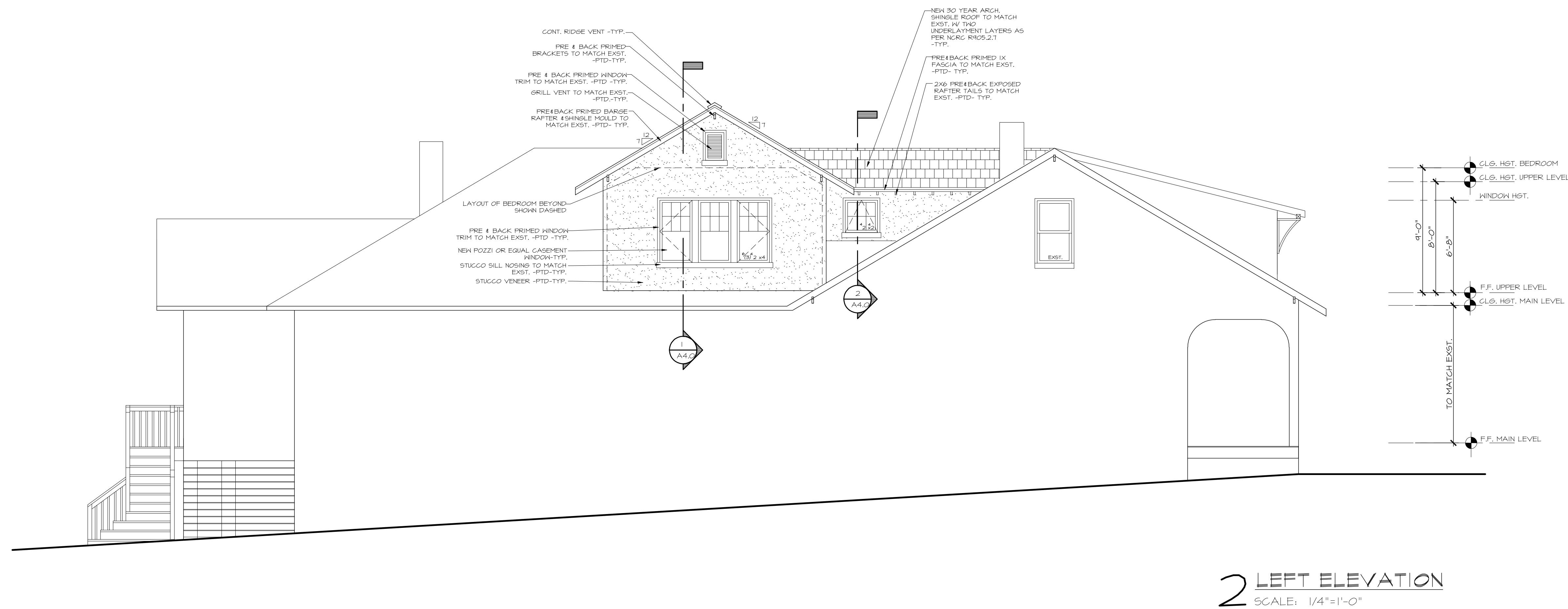
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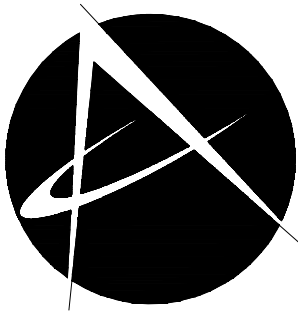
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03.19.13 HISTORIC REVIEW

REVISION

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

A2.1





McCLURE
NICHOLSON
MONTGOMERY

architects

2108 South Boulevard, Suite 110
Charlotte, N.C. 28203
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Fax: 704.334.0282

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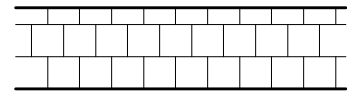
REVISION

SHEET TITLE:

ROOF PLAN

A3.0

LEGEND



NEW ARCH. SHINGLE ROOF

EXST. ROOF

NEW ATTIC VENT CALCULATION
NEW ROOF AREA:
1125 SQ.FT.

REQUIRED:

1125 SQ.FT. / 150 SQ.FT. = 7.50 SQ.FT.
NET FREE AREA

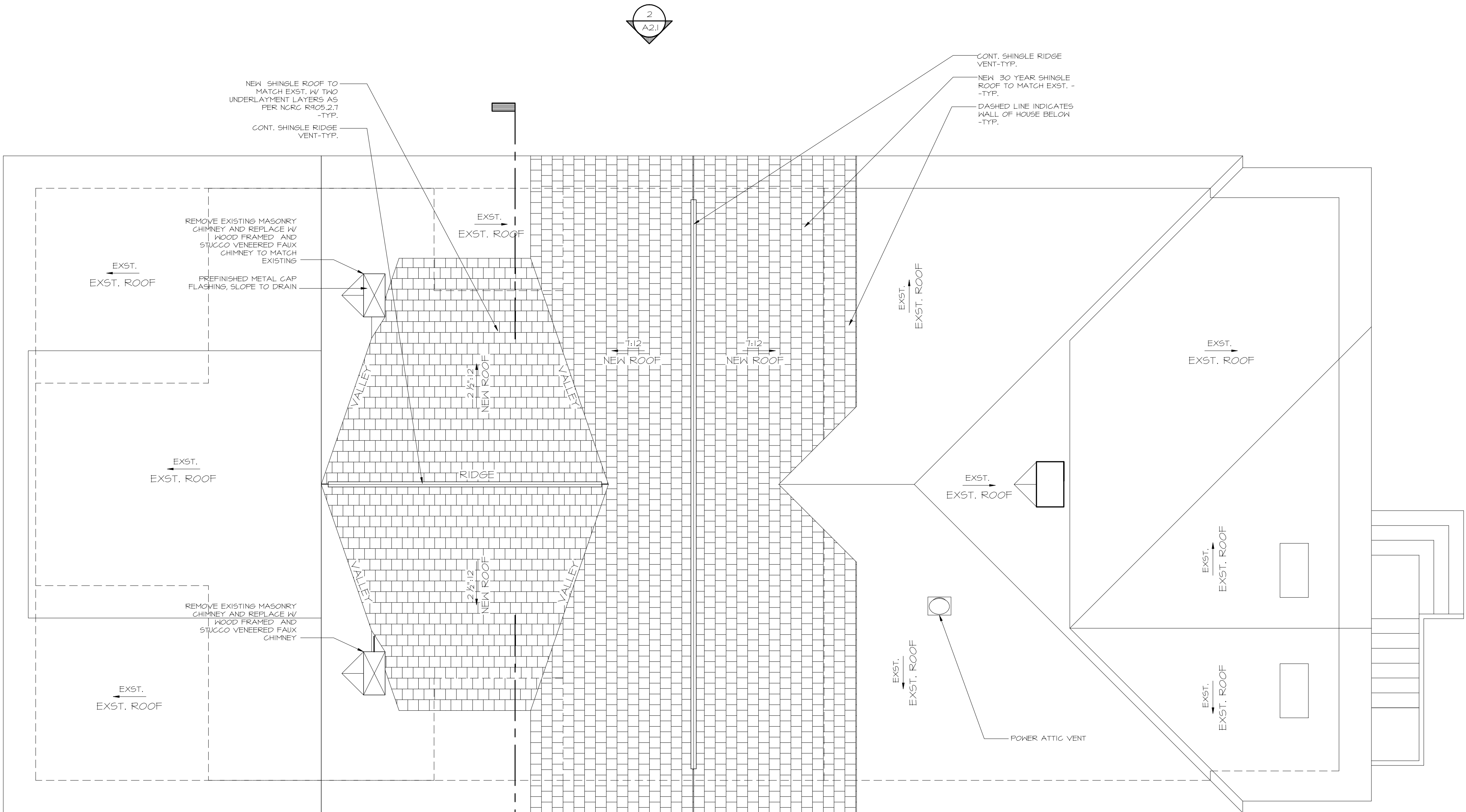
PROVIDED:

RIDGE VENT: 6.81 SQ.FT.
SOFFIT VENT: 3.34 SQ.FT.
WALL LOUVERS: 0.83 SQ.FT.

TOTAL PROVIDED: 10.98 SQ.FT. NET
FREE AREA

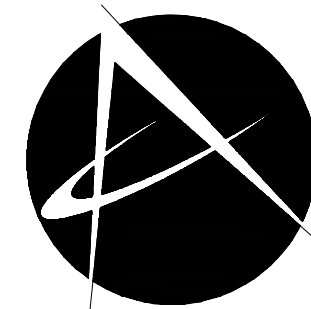
ROOF VENTILATION IS
PROVIDED AS
REQUIRED IN SECTION
R306.2 AT THE RATE
OF 1/150.

NOTE: FOR ROOF SLOPES FROM
2:12 TO 4:12 UNDERLAYMENT
SHALL BE TWO LAYERS INSTALLED
AS PER NCRG R405.7.2



ROOF PLAN

SCALE: 1/4"=1'-0"



**McCLURE
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MONTGOMERY**
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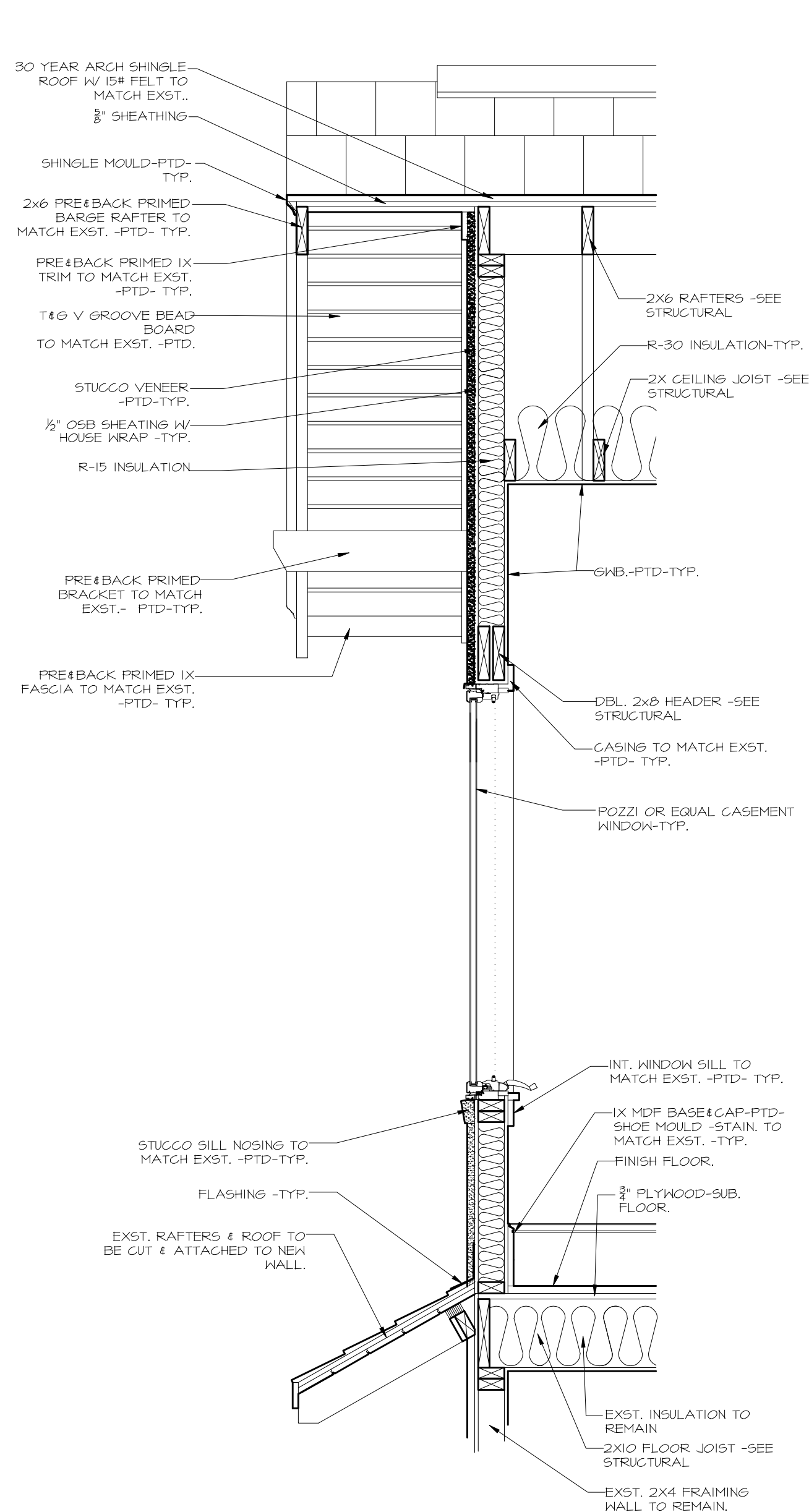
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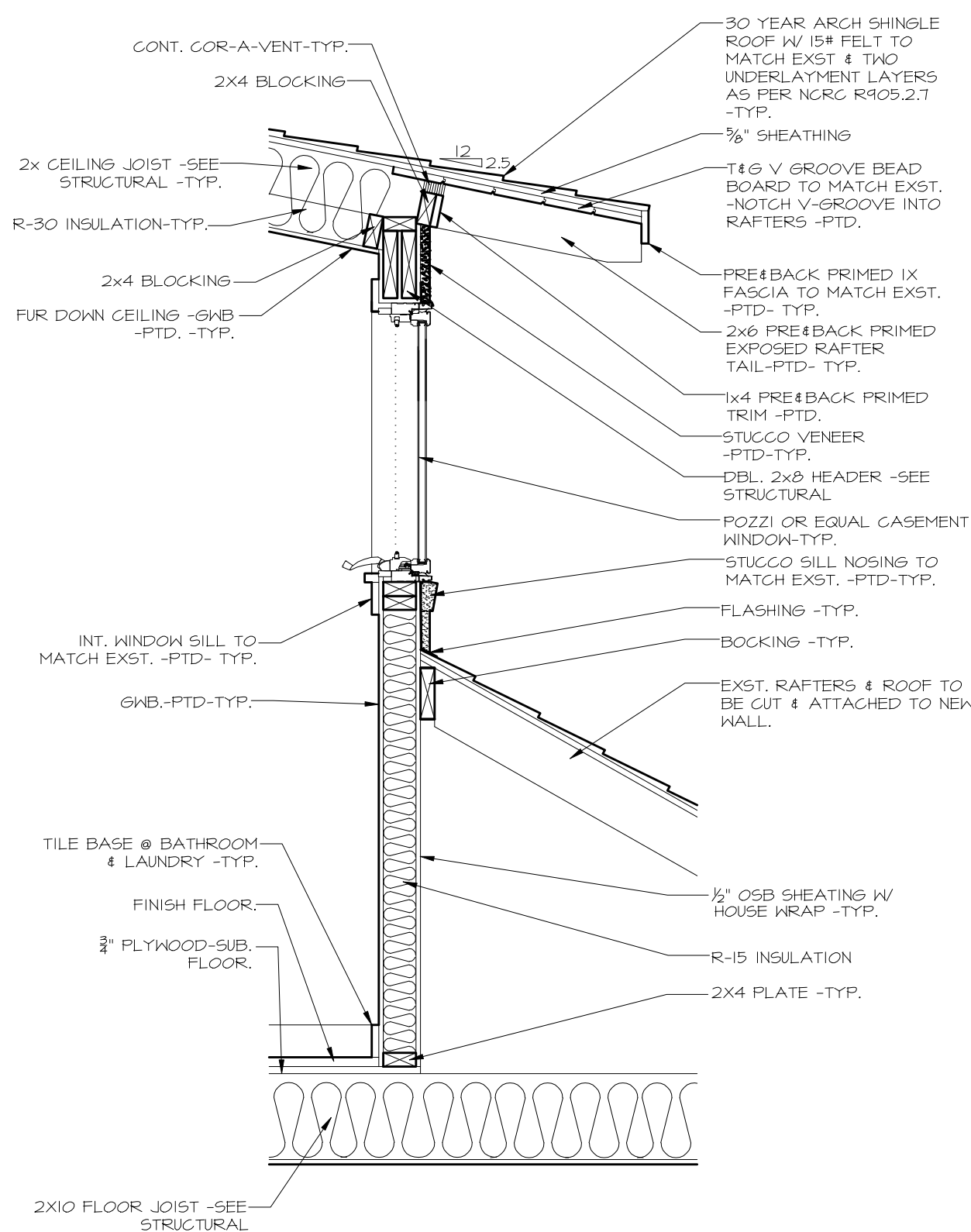
REVISION

SHEET TITLE:
**BUILDING
& WALL
SECTIONS**

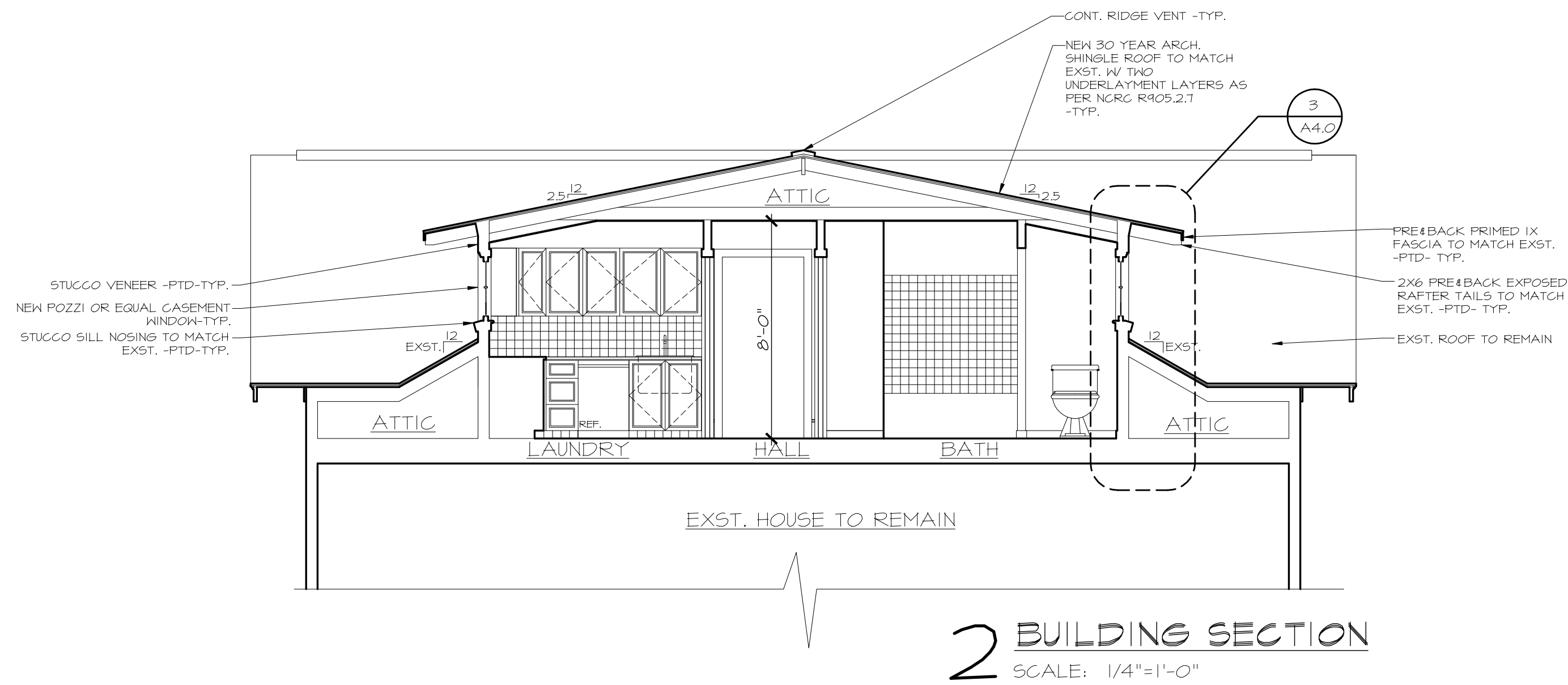
A4.0



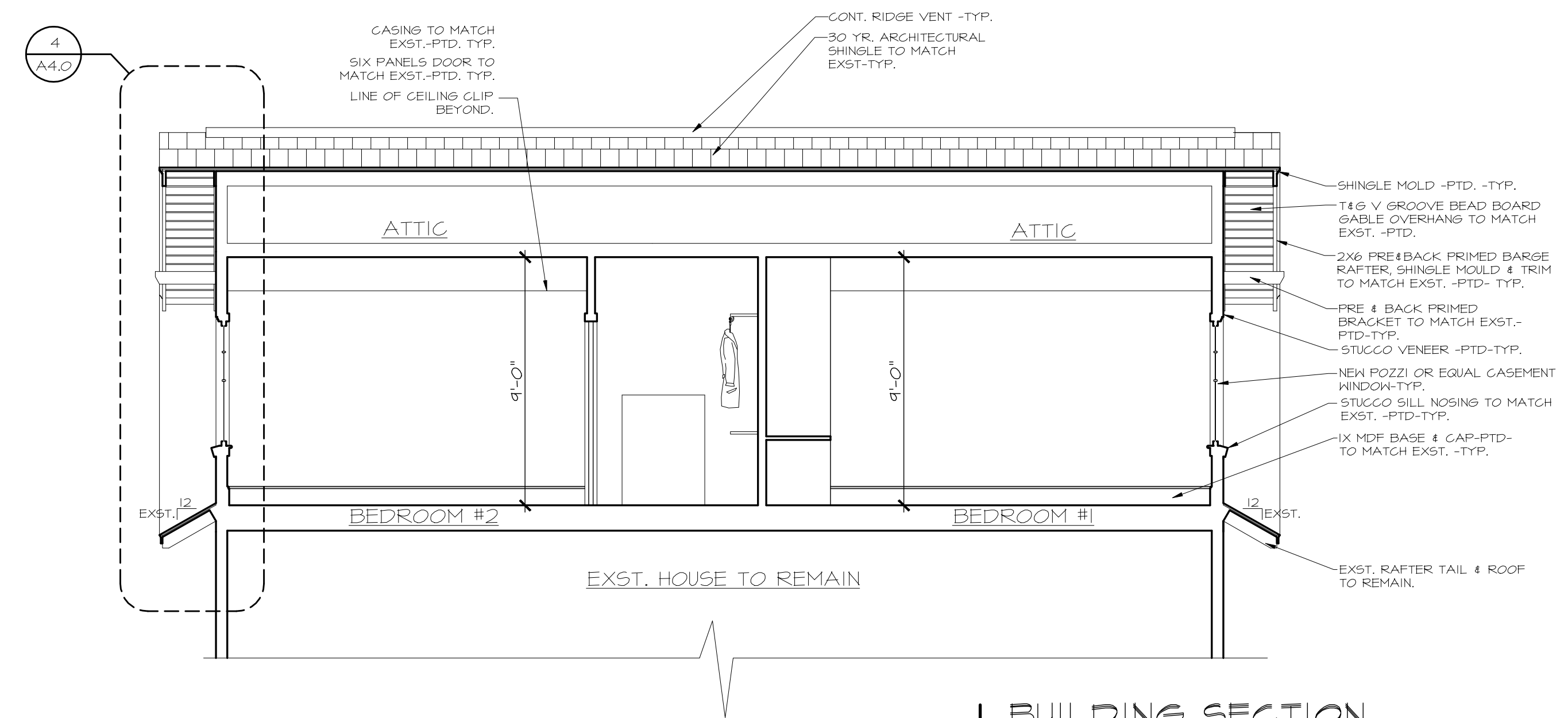
4 WALL SECTION
SCALE: 3/4"=1'-0"



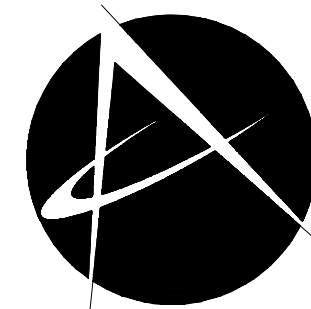
3 WALL SECTION
SCALE: 3/4"=1'-0"



BUILDING SECTION
SCALE: 1/4"=1'-0"



BUILDING SECTION
SCALE: 1/4"=1'-0"



**McCLURE
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MONTGOMERY**
a r c h i t e c t s

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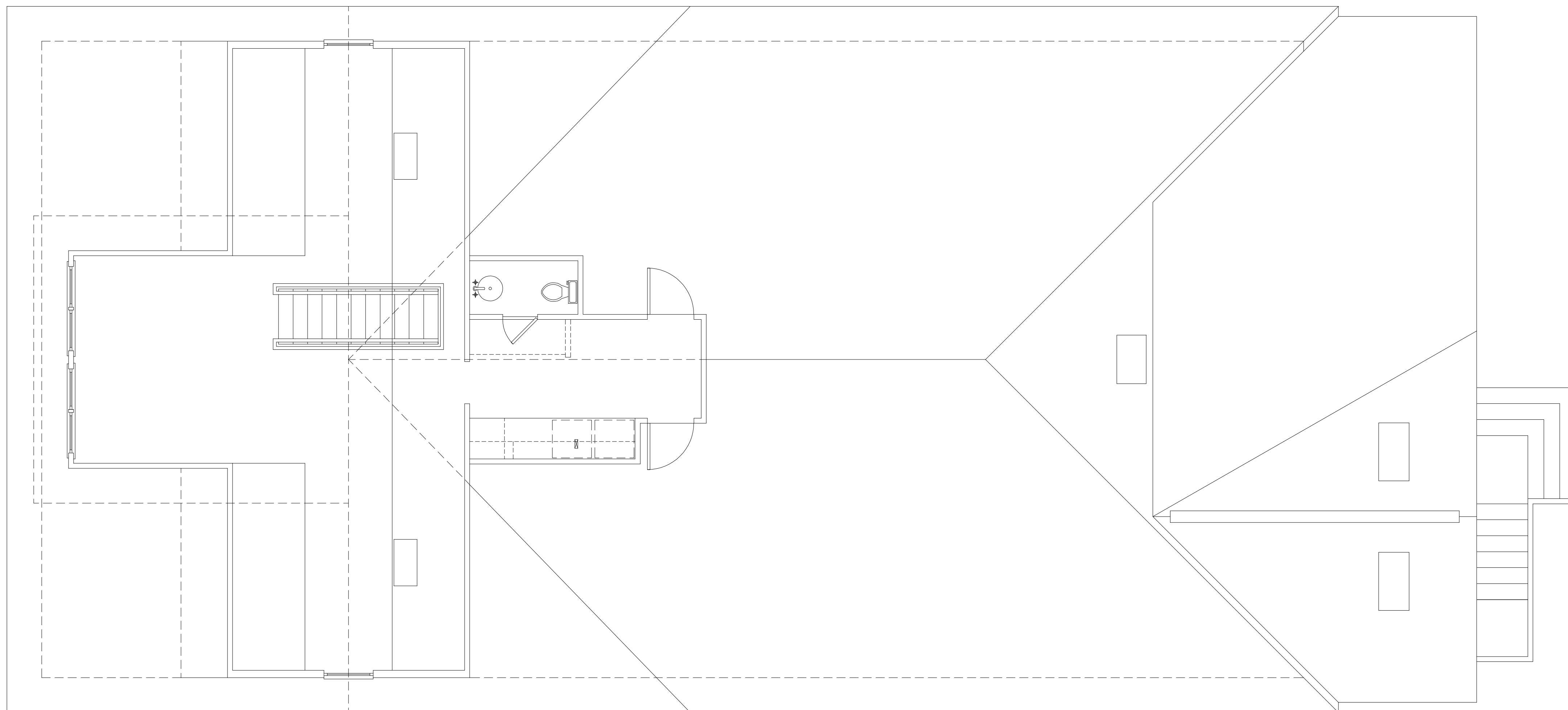
REVISION

SHEET TITLE:
**AS BUILTS
FLOOR PLAN
& ELEVATIONS**

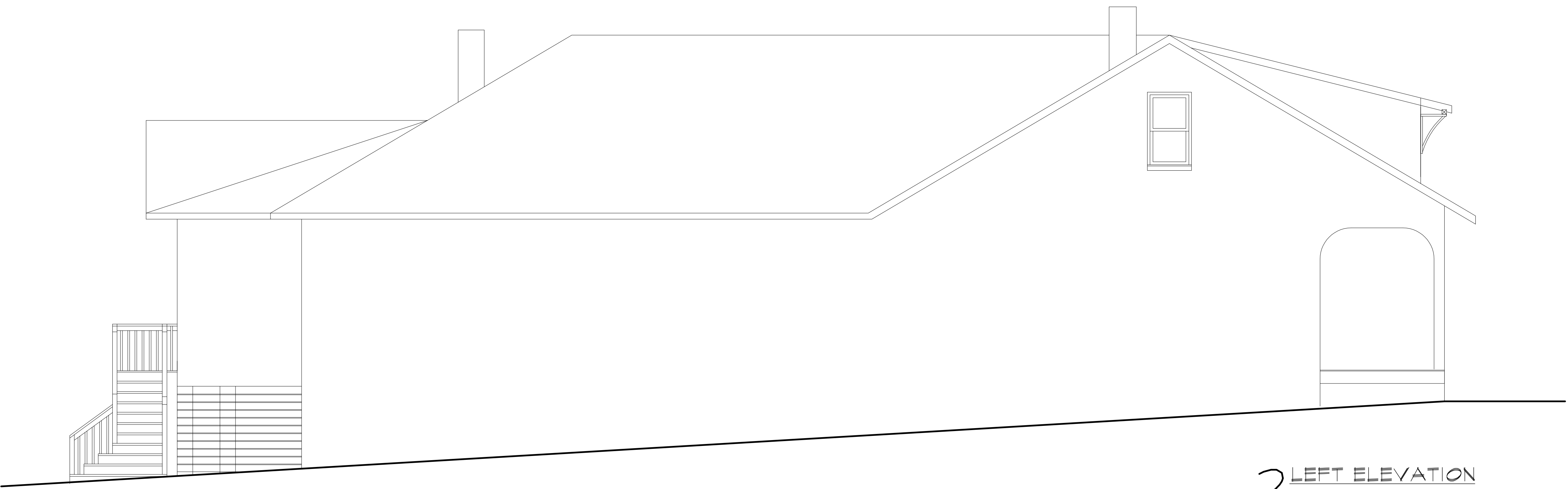
AB-1.0



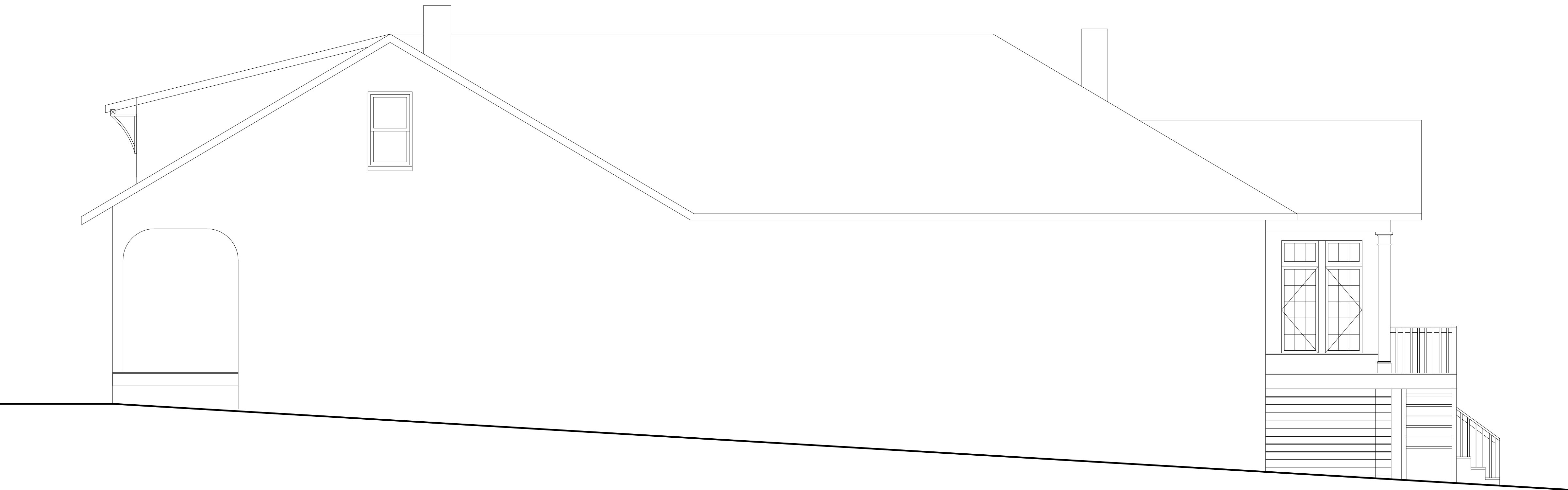
2 REAR ELEVATION
SCALE: 1/4"=1'-0"



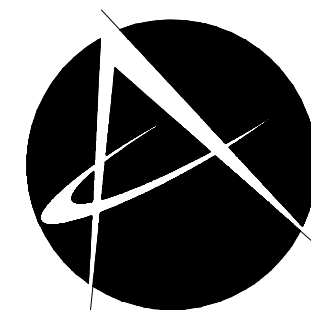
UPPER LEVEL
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



McCLURE
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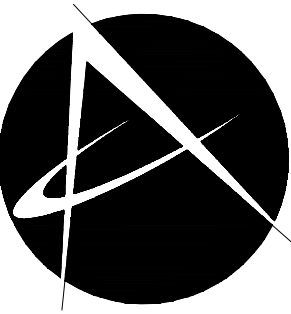
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REVISION

SHEET TITLE:
AS BUILTS
ELEVATIONS

AB-1.1



McCLURE
NICHOLSON
MONTGOMERY

architects

2108 South Boulevard, Suite 110
Charlotte, N.C. 28203
Phone: 704 332 8783
Fax: 704 334 0282

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REVISION

SHEET TITLE:

ELECTRICAL
PLAN

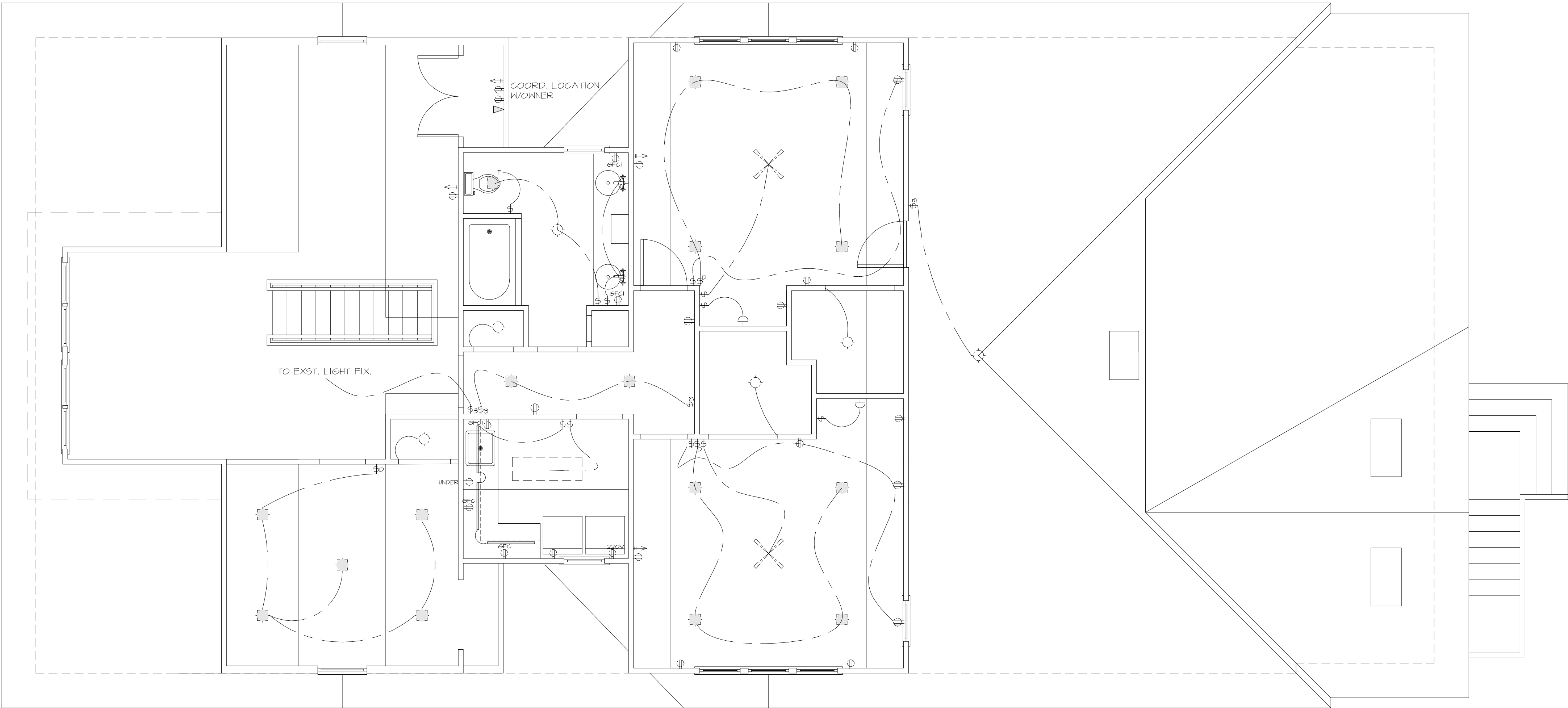
E-1.0

NOTE:

CONTRACTOR
TO REUSE EXST.
ELECTRICAL

ELECTRICAL LEGEND

- DUPLEX OUTLET (110V) MTD, HORZ. IN BASEBOARD OR 6" ABOVE COUNTER U.N.O.
- DUPLEX OUTLET (110V) MTD, SWITCH ACTIVATED
- DUPLEX OUTLET (110V) ON GFI CIRCUIT MTD, 12" AFF OR 6" ABOVE COUNTER
- FLOOR OUTLET (VERIFY LOCATION W/ OWNER)
- SURFACE MTD, LIGHT FIXTURE.
- 4" RECESSED MTD, LIGHT FIXTURE.
- XENON RECESSED MTD, LIGHT FIXTURE
- 6" RECESSED MTD, LIGHT FIXTURE.
- WALL SWITCH LOCATED 48" AFF.
- THREE WAY WALL SWITCH LOCATED 48" AFF.
- DIMMER WALL SWITCH LOCATED 48" AFF.
- ICE MAKER MTD, 30" AFF.
- TELEPHONE OUTLET MTD, 12" AFF OR 12" ABOVE COUNTER.
- CABLE OUTLET MTD, 12" AFF.
- DOOR BELL, PROVIDE 12V POWER.
- CEILING FAN
- SOFFIT MOUNTED FLOODS
- SPEAKERS
- SMOKE DETECTOR
- FLOURESCENT LIGHTS
- WALL MOUNTED FIXTURE
- FAN
- JUNCTION BOX
- CAN LIGHT W/ BUILT-IN FAN
- XENON STRIP LIGHTS
- PLUG MOULDS



UPPER LEVEL

SCALE: 1/4"=1'-0"











U-HAUL

RENT EQUIPMENT / SERVICE VEHICLES

Karl Super Center, Inc.



Charlotte Historic District Commission - Case 2012-042

